

CRENSHAW MANOR HOMEOWNERS ASSOCIATION ANNUAL BOARD MEETING

Tuesday, February 11, 2020 at 7:00 pm

Phil Clawson's Coldwell Banker Advantage Office

600 Dr. Calvin Jones Hwy, Wake Forest, NC 27587

The meeting was called to order by Cole McCook at 7:04 p.m. Board members present were Eric Fortune, Vice President; Paul Moseley, Treasurer; Teresa Black, Secretary; Monika Tuenker, Membership Chair; Jason Black, ACC Chair.

Approval of Minutes

The minutes from the November 19, 2019 board meeting were recently approved and will be posted on the neighborhood website.

President's Notes

With not having to focus on the renewed covenants, the board was able to spend more time on bringing the neighborhood together. We hope to continue hosting the block party and displaying luminaries in 2020.

If HOA members have any suggestions for neighborhood improvements, the board welcomes them.

Treasurer's Report

The total current account balance (checking and savings) is \$15,000.

We as a board agreed to increasing the dues to \$200 for simpler bookkeeping.

84% of HOA dues are currently in.

Membership Report

Our annual yard sale will be held in conjunction with Crenshaw Hall's yard sale, which is usually the weekend before Memorial Day weekend.

ACC Report

See attached.

2020 Vote to Elect Board and ACC Members

Dianne Buschine and JoAnne Black volunteered to tally the votes.

The following volunteers were elected:

- President - Cole McCook
- Vice President - Eric Fortune
- Treasurer - Paul Moseley
- Secretary & Communications Chair- ***vacant (volunteer still needed)***
- Membership Chair - Monika Tuenker
- ACC Chair - Jason Black
- ACC Committee - Theresa Bryant, Phil Clawson, Todd Fortune, David White

George Aux has stepped down after serving on the board and ACC committee for several years. Jason Black thanked him for all the time and effort he has given to our neighborhood.

Bill Umscheid, John Winings seconded the proposal to add the ACC Chair as a board member covered under the insurance liability policy. The proposal was voted on and approved.

Phil Clawson and Theresa Bryant suggested the ACC committee members be covered under the insurance liability policy. Paul Moseley will ask the insurance company to add all board members and ACC committee members to the liability policy.

Other Business

Paul Moseley gave an update on the fence replacement along Clatter. He and other board members/neighbors pushed back against the town's decision for almost a year. The town agreed the fence was in the right of way. In January 2020, the town agreed to cover the replacement expense, including future upkeep costs. The board voted to pay the cost difference for a black metal fence. Crenshaw Hall HOA will pay the cost difference for the portion on their side. Although it's been a long process, this pushback has saved CMHOA \$12,000 in fence replacement expense. George Aux suggested thanking the town staff for their work on this.

JoAnne Black asked about the condition of the park equipment. The town maintains the park and everything seems to be in good shape except for litter at times.

Phil Clawson asked about the grass at the front entrance between our neighborhood and Crenshaw Hall. Jason Black has spoken to the landscaper regarding this and will continue to follow up.

Phil mentioned that \$7,000 of brickwork was done to the front entrance approximately 10 years ago. There have been suggestions to paint the brick a lighter color for a more updated look. Dianne Buschine suggested cleaning the glass on the lights.

John Winings suggested the homes bordered by the Food Lion property should band together to argue their property value assessment.

Dianne Buschine asked about adding a traffic light at our entrance. That decision will come from NC DOT.

John Winings and Jason Black walked the Food Lion property line to log any trees that need replacement from the original plantings. The Food Lion manager has also walked the property to note these needs.

Water was running off the store onto the Flynn's and Saul's properties. This issue has been resolved.

Phil Clawson asked about the roads still needing to be refreshed. That decision comes from the town or NC DOT.

Adjournment

Meeting adjourned at 8:35

Respectfully submitted,
Teresa Black, Secretary & Communications Chair

ACC Report

2019 saw several improvements occur in Crenshaw Manor.

The landscaping beds on either side of our entrance and in the median island were all refreshed with new/additional plantings where several of the original plantings had died over the years. The areas where the annual flowers are planted were slightly enlarged where we will enjoy additional colorful flowers blooming. An effort was made to bring more flowering shrubs into the plantings to help provide more bang for our buck.

In addition to the plantings in the front entry beds and median, all of the landscape lighting was refreshed and repaired. Several of the lights had burned out since first installed and several of the wires had been damaged over time by water/activity/etc. (all to be expected). All the lights have LED bulbs which tend to have approximately a five-year lifetime.

Another improvement was the additional holiday lighting we enjoyed at our front entrance. The weather delayed the installation of the lights by approximately one week (lots of rain), and then we worked through some electrical issues with the additional lights, but once we got those issues worked out for a wonderful exhibit.

As to ACC Permit applications, we approved the following:

- Tree removal - 10 permits
- New architectural asphalt shingle roof - 3 permits
- New fence - 2 permits
- New addition to home - 1 permit

Respectfully submitted,
Jason Black, ACC Chair