

CRENSHAW MANOR HOMEOWNERS ASSOCIATION SUPPLEMENTAL BOARD MEETING

Tuesday, November 11, 2016

Teresa Black's Residence, 1021 Jones Wynd

The meeting was called to order by Teresa Back at 7:20 p.m. Board members present were Frank Krebs, Vice President; Teresa Black, Treasurer; Dianne Buschine, Secretary & Communication Chair; Monika Tuenker, Membership Chair, Derek Bateson, ACC Chair.

Meeting Purpose

The purpose of the supplemental meeting was to review the revised consolidated covenants as prepared by the attorney and prepare for the Annual Homeowner meeting in January 10, 2017.

Approval of Minutes

It was moved to approve the minutes from the quarterly meeting held October 12, 2016. Meeting minutes were approved unanimously.

Meeting Notes

There was open discussion and review of the proposed revised HOA covenants. Suggestion was made to:

- 1) Revise the roofing requirements to read as "minimum 50 year shingle" to accommodate technology changes in shingle weight.
- 2) Add statement for recourse by board for failure to comply with restrictive covenants such as imposable fine. Frank Krebs will follow up with the attorney on appropriate statements.

Annual HOA Meeting Preparation

- 1) Consolidation of current covenants
 - a. Purpose of consolidation
 - b. Upcoming expiring covenants
- 2) Future HOA board
 - a. Interest of neighbors to participate as
 - b. Options to move to Management Company for HOA management
 - i. Teresa will research cost impact
- 3) Frank will put together a letter soliciting board members to be sent out ASAP.
 - a. Frank will submit to board for review prior to send to neighborhood.

Other Business

There will be a Town Planning meeting on January 3, 2017 for the developer of Crenshaw Commons shopping center to present their land usage plan. Teresa will send an email to the neighbors notifying them of the meeting on January 3.

A neighbor has suggested a long term landscape plan be put I place for the eyebrow islands. It was agreed to be passed for consideration to the upcoming board members.

It was suggested to request trees be planted on the road facing side of the patio fireplace at 937 Jones Wynd. Derek Bateson confirmed the patio fireplace structure was not submitted for approval by the ACC.

Letters will be going out to three homeowners that are currently past due on the 2016 HOA dues.

Next meeting will be the Annual HOA meeting on Tuesday, January 10, 2017, 7:00 p.m. at St John's Episcopal Church, 830 Durham Rd, Wake Forest, NC 27587.

Adjournment

Meeting adjourned at 8:35

Respectfully submitted,
Dianne Buschine, Secretary & Communications Chair