

## **CRENSHAW MANOR HOMEOWNERS ASSOCIATION BOARD MEETING**

March 28, 2017

McCook Residence, 941 Jones Wynd

The meeting was called to order by Cole McCook at 7:15 p.m. Board members present were Cole McCook, Vice President; Teresa Black, Treasurer; Meredith McCook, Secretary & Communication Chair; Jason Black, ACC Chair. Board member present via phone was Patti Trainor, Membership Chair.

### **Approval of Minutes**

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

### **Vice President's Notes**

Covenant consolidation project is still underway, a transition of lawyers has taken place and is now being handled by Roger W. Knight, P.A. Communication with Roger will be transitioning to Cole, but will be maintained by Cole and Teresa for the time being as Teresa has an established relationship with him as the only member of the previous Board.

Interest has been noted from Eric Fortune to potentially be President of HOA. Cole will discuss further with Eric.

### **Treasurer's Report**

There are two homeowners with delinquent accounts, a lien was placed on one home due to account being delinquent for numerous years. Previous two homes with liens have paid in full with interest.

Insurance for the Board will be updated as current insurance is based on old number of lots.

Recommendation for 2018 annual meeting to include a vote on hiring a financial firm to send invoices and process collections for 2018.

Approximately \$20,000 between savings and checking account.

### **ACC Report**

Multiple homeowners have submitted ACC permits after removal of trees, reminder will be sent to all residents in next newsletter reminding that all permits must be filled and approved prior to any tree removal as outlined in the covenants.

Jason has been in contact with the Town of Wake Forest Engineering Department regarding wooden fences in cut-through between Crenshaw Manor and Crenshaw Hall which are both in need of maintenance or replacement. Answer should be provided as to responsible party soon.

Landscaping for the year has been increased to include better maintenance of front entrance, including trash pick-up since county comes through infrequently to pick up trash. Increased

maintenance of cut-through along Crenshaw Manor and Crenshaw Hall as well as greenway between Crenshaw Point.

### **Report of Membership Chair**

Three new residents have moved into the neighborhood. Matt and Kristy Littlejohn (956 Jones Wynd), Drew and Lauren Bridges (996 Jones Wynd), and Michael and Krishanna Hilliard (1508 Crenshaw Point).

### **Report of Communications Chair**

An email account has been established for neighborhood use so that all residents can email the Board directly and records can be maintained with ease with any future Board transitions. The email account, [crenshawmanorhoa@gmail.com](mailto:crenshawmanorhoa@gmail.com), will be maintained by Meredith and she will forward emails to appropriate Board members when needed and will respond on behalf of the Board when appropriate.

Neighborhood newsletter is scheduled to go out in April. Items to include ACC reminders, welcome to new neighbors, update on covenants process.

### **Other Business**

George Aux has offered to build a free library for the neighborhood, Jason is investigating if this can be installed on one of the islands on Crenshaw Point and liability issues with the Town of Wake Forest.

Teresa put forward a suggestion for car stickers that was discussed with her by a current resident. This item was brought up as resident concern increases about non-residents driving through the neighborhood. The Board expressed concerns about enforcement as streets are not owned by neighborhood. Hold over item for next meeting.

Board would like to suggest a community party as neighborhood has had a number of new residents join the neighborhood. Will get feedback from community at special meeting held in April.

### **Adjournment**

Meeting was adjourned at 9:05 p.m.

Respectfully submitted,  
Meredith McCook, Secretary & Communications Chair