

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

June 20, 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; Patti Trainor, Membership Chair; Meredith McCook, Secretary & Communication Chair; Jason Black, ACC Chair.

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

Cole is continuing to work with Roger W. Knight, P.A. on the consolidation of the covenants. Roger has brought to light a number of issues with the document as written by the lawyer hired by the previous Board. Due to these concerns, the Board voted to cancel the upcoming special meeting regarding the covenants in order to continue covenant work.

The Board thoroughly reviewed covenants and compiled alterations and questions to be sent back to Roger Knight.

Cole reported that Eric Fortune will consider running for President of HOA in 2018.

### **Treasurer's Report**

Teresa has been working with Nathaniel Parker, Ellis & Parker PLLC, regarding outstanding dues from homeowners. One homeowner has been disputing interest on overdue fees and requested an audit. Teresa pulled all needed paperwork and provided to Ellis & Parker PLLC for the resident to pick up documents for audit. The documents were not picked up by the resident.

Reviewed budget to date and Board approved.

### **ACC Report**

Jason reported that the Town of Wake Forest responded to his inquiry regarding the fences along Clatter Ave. and that those fences would be the responsibility of the neighborhood.

The ACC is continuing to be vigilant regarding non-submitted permits for roof installations and tree removals, visiting residents as soon as work is seen being done on the property if a permit has not been submitted. 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.

### **Report of Membership Chair**

New residents have been greeted.

### **Report of Communications Chair**

Email account is working well and being used by both residents and external audiences regarding questions for the neighborhood. Meredith has been managing and forwarding on to Board members as needed.

### **Other Business**

Jason reported that the Town responded that they do not have ownership of islands on Crenshaw Point and that free library can be installed there. Patti Trainor agreed to supervise free library so that it does not get cluttered. Board approved free library and Jason or Teresa will be in touch with George Aux.

Board voted down car stickers as it was decided enforcement would be too difficult and emails were received from residents asking why it was being considered.

Hold over item for 2018, community parties will be looked at for 2018 as current Board efforts are entwined with covenant process.

**Adjournment**

Meeting was adjourned at 9:30 p.m.

Respectfully submitted,  
Meredith McCook, Secretary & Communications Chair