

CRENSHAW MANOR HOMEOWNERS ASSOCIATION BOARD MEETING

December 4, 2017

Black Residence, 1021 Jones Wynd

The meeting was called to order by Cole McCook at 7:20 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

The consolidated covenants have been approved by the Board and will be available on crenshawmanor.info for residents to review prior to the annual meeting. All resident questions will be collected at crenshawmanorhoa@gmail.com and sent to Roger Knight to be addressed.

Treasurer's Report

Review of annual budget by the Board. Professional fees for the year included tax services (\$375), overdue fee collection from three residents (\$320), legal fees for resident dispute on overdue HOA dues (\$1360), and covenant consolidation project including a \$2000 carryover from 2016. Water bill for the front entrance is still showing an increase due to a second issue with the sprinkler system. A separate problem was found earlier in the year and resolved. Jason is continuing to work with the contractor to find the source of the problem. Items to anticipate before year end: maintenance including tree and shrub removal at front of neighborhood.

Board voted to not transfer \$2000 to reserves this year as has been done in past due to anticipation of major projects next year. Items anticipated for next year: Replacement of fences on properties for owners on either side of Clatter Ave, finalizing covenant consolidation project.

Teresa is collecting information from local companies/accountants for fees associated with fee collection services which will be presented at annual meeting on January 9th, 2018.

ACC Report

See Treasurer's Report regarding landscaping maintenance items.

Jason has been in conversation with the Town of Wake Forest regarding installing a street light on Crenshaw Point between Applenook and Deerberry as well as the Town's jurisdiction regarding home structural issues as there are a few homes in the neighborhood where structural issues are being investigated by the ACC. The Town has responded regarding the new street light and will begin install in the next few weeks. The Town has not responded regarding home structural issues and Jason will continue to contact them.

Report of Membership Chair

All new families have been welcomed to the neighborhood and gifts should be delivered within the coming weeks.

Report of Communications Chair

Annual meeting notices will be placed in mailboxes on December 10th (30 day prior to annual meeting). Annual letter and updated neighborhood directory will be placed in mailboxes prior to annual meeting.

Other Business

Free library will be a hold over item to 2018, Board will contact George Aux for update in 2018.

Board members stepping down for 2018 are Teresa Black, Treasurer, and Meredith McCook, Secretary & Communications Chair. The Board will be seeking volunteers for 2018 for the roles of President, Treasurer, and Secretary & Communications Chair.

Adjournment

Meeting was adjourned at 9:15 p.m.

Respectfully submitted,
Meredith McCook, Secretary & Communications Chair