Crestwood Village Board Meeting Minutes
9-30-2025

Call to Order: The Board President of the BOT called the meeting to order at 9:30 am.

Trustees present: Vickie Johnson, President
John Morrill, Vice President
Paula Blundell, Secretary
Sally Livingston, Treasurer
D Nicewarner, Trustee
Leslie Sullam, Trustee
Chris Molishas, Trustee

Approval of Previous Minutes - Sally moved to approve the previous meeting minutes. Leslie seconded the motion, and it was approved unanimously.

Delinquencies: None to report.

Financial Report for August:

- HOA reported a negative balance, with a year-to-date deficit.
- CV1 had a negative balance for August but maintained a year-to-date positive balance.
- CV2 reported a negative balance for August and a year-to-date deficit.

A significant expense in August was the insurance premiums for all three entities. Reserve funds were transferred from the Capitol One Money Market account to Western Alliance to take advantage of a higher interest rate. Five CDs are maturing in October and will either be renewed or moved.

Unfinished Business – None to report

New Business – Board Items for Review:

- Carol Livingston was approved to join the Finance Committee.
- Tana Lawrence and Jeff Baggett were approved to join the Building and Grounds Committee.
- **Clagett Laptop & IT Services**: The Board reaffirmed the vote approving Clagett to provide laptops, security, and IT services to management staff at no additional cost.
- **School Bus Pickup Request**: Approved a request for a resident' s grandchild who does not reside in Crestwood to be picked up by a small special needs school bus twice weekly.
- **Tree Planting – Box Elder Court & Basswood Road**: Approved a proposal from Stadler Nurseries to purchase and plant four Arborvitae Green Giants. They will be planted on Box Elder Court to replace the trees that were removed and one will go somewhere on Basswood Court.

- **Fence Project**: The Board recommended adding a line item to the 2026 budget while awaiting additional proposals. This was tabled.
- **Townhome Gutter Cleaning**: The Board selected Ned's Commercial Services.
- **Exercise Equipment Maintenance**: The Board approved renewing the preventive maintenance agreement with FIRM.
- **Pool Management – 2026 Season**: The Board reviewed proposals and passed a motion to proceed with High Sierra, pending a revised contract.
- **Trash Management – 2026**: The Board approved 777 as the vendor.
- **Snow Removal Contract**: The Board approved the proposal from Heritage Landscapes.
- **Management Contract Extension**: The Board discussed an extension of the Clagett Management Agreement. This was tabled.
- **Clubhouse Painting Proposal**: The Board discussed three painting proposals and agreed to add a line item to the 2026 budget. Board needs more information. This was tabled.
- **CV2 Board Election**: Approved the appointment of Steve Farley and Gladys Kyei-Baffour.
- **Creek ReLeaf Program**: Approved applying to the program. If selected, the HOA will receive appraisal values, rankings, and easement terms before deciding whether to proceed.

Resident Comments:

- A resident requested clarification that the school bus is for a special needs child.
- A resident raised concerns about private property and suggested signage.
- Management noted that some signs have already been placed.
- A resident mentioned the Reserve Study does not include painting and suggested fencing and siding improvements.
- A resident asked about access to closed meeting minutes. The response was yes.
- A resident emphasized urgency for the fencing project and suggested extending it to the creek. Management noted that only one proposal has been received so far.
- The Board President recommended including a contingency line in the budget.
- The Preservation Program was mentioned as another option, with county coverage of costs.
- A map presented by a Board member at the meeting included the swale areas.

Adjournment - The meeting was adjourned at **10:43 AM**.

Respectfully submitted by Paula Blundell, Secretary.