

# ***Crestwood Village BOT Meeting Minutes***

February 23<sup>rd</sup>, 2021

\*These minutes are not officially approved by the Board.

**REMINDER TO ALL HOMEOWNERS:** The regular meeting of the Board of Trustees is the only time that the Board must conduct business. All motions and voting are done by the Board Members only. A three-minute time limit is allocated for each member's comments.

**Attendance:** Bill Rucker, Jeff Baggett, Doris Vierbuchen, Therese Oseneek, Tina Parrish, and Doug Dawson. Paula Blundell was in attendance via Phone. Crestwood Office Staff in attendance: Julie Lancaster Property Manager, Shirley Davis Assistant Property Manager.

## **Call to Order**

Bill Rucker called to order the regular meeting of the Crestwood Village BOT at 9:30 a.m. on February 23<sup>rd</sup>, 2021, in the clubhouse. Sandi Naham submitted her resignation and will no longer be serving as a Board Member. Bill Rucker has appointed Tina Parrish to take her place until the next Election.

## **Approval of Previous Minutes**

Doris moved to approve the minutes from the previous meeting in January 2020 as amended. Doug seconded the motion and the motion carried.

## **Financial Report**

The Auditor informed us that the reserve accounts for the condos are too low and need to be higher in case it's needed for major repairs. Doris made a motion to transfer \$7000.00 from each of the condo's operating accounts to deposit into their Reserve accounts. Jeff seconded the motion and the motion carried.

## **Delinquencies**

No new delinquencies at this time.

## **Old Business**

- **Crestwood II** – Many suggestions have been made that Crestwood I and Crestwood II separate and that Crestwood II join the Mountain Village HOA due being co-located with Mountain Village HOA on the north side of Crestwood Boulevard. Crestwood II is an "all ages" community whereas Crestwood I

is considered “Housing for Older Persons” requiring persons to be age 55 and older to buy or rent. The following actions would be required to make the change (likely not inclusive):

- Crestwood II condo documents would have to be rewritten and approved by the owners.
- Crestwood II owners would have to vote to leave the Crestwood Village HOA and join the Mountain Village HOA. (Based on a comparison of amenities in Crestwood Village and in Mountain Village. May not be approved)
- Mountain Village HOA members would have to vote in favor of accepting Crestwood II.
- Governing documents for Mountain Village HOA would likely have to be rewritten or amended to include Crestwood II.
- Plats would have to be redone.

In conclusion, this is an extremely complex issue requiring the expenditure of an inordinate amount of volunteer capital as well as HOA financial capital to cover a vast amount of legal work. Even with all that, there’s no guarantee that the plan would get a vote of approval from members of two HOAs. This is something that should not be pursued.

- **Rules and Regs with New Guest policy** – The Board reviewed and discussed the new rules and regulations including the new Guest policy which states each household can bring a maximum of 5 guests per day. Doug made motion to accept the new rules and regulations including the new Guest policy. Tina seconded the motion and the motion carried.
- **Collections Attorney**– Julie spoke to Diana Schobel, a Local Collections Attorney and suggested appointing her as Crestwood’s Collection attorney. Doug made a motion to proceed with getting a proposal from Diana Schobel. Paula seconded the motion and the motion carried.

### **New Business**

- **New Pool Rules** – Doug reviewed and discussed the updated pool rules. Doug made a motion to accept the new pool rules as amended. Therese seconded the motion and the motion carried.
- **Security Contract Scope** – Paula will be getting information from the Sheriff's Department to see if they provide security for communities like Crestwood. She will present her information to the Board before renewing the contract with Be Safe Security. This was tabled until the next board meeting.
- **Update Reserve Study** – This was tabled until the next board meeting.
- **Common Area Cleanup** – Doug made a motion to approve Shade Tree Lawn & Landscaping Inc's proposal to complete the wooded area clearing for \$2,240.00. Jeff seconded the motion and the motion carried.

- **2021-2022 Budget** – Doris went over the new budget for 2021-2022 and needs to address a few changes before finalizing it. This was tabled until the next board meeting.
- **Coupon Books** – Many of Crestwood's residents are not using their Assessment coupons or have converted to automatic pay. Management does not need coupons when accepting HOA payments. All they need is the resident's account number written on the check before submission. If you do not know your account number, it is located on your coupon or it can be provided by Management. Doris made a motion to discontinue offering Assessment coupons books to residents effective July 1<sup>st</sup>, 2021. If a resident would like to continue using a coupon book, they can purchase one at the office for \$5.00. Doug seconded the motion and the motion carried.

**Board Comments:** None

**Management Comments:**

Julie suggested adjusting the yard waste pick-up schedule to reflect the needs of the community. She will contact Felix from Mainscapes to discuss dates.

Doug has updated Crestwood's website and suggested 2021 Candidates could provide a meet the candidate video presentation to be put on the website for the 2021 election, this is of course optional.

**President Bill Rucker adjourned the meeting at 11:18 a.m.**

Respectfully submitted by *Paula Blundell*