

Crestwood Village BOT Meeting Minutes

June 29th, 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, Doug Dawson, and Paula Blundell. 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 9:33 a.m.

Approval of Previous Minutes

Tina moved to approve the minutes from the previous meeting in May 2021 as amended. Therese seconded the motion and the motion carried.

Financial Report

Doris mentioned last month that the CD at Sandy Spring Bank that matured in May was rolled over into a 7-month CD at the same bank. Unfortunately, it is still on the Balance Sheet as maturing in May. It will be corrected on June's reports.

After receiving Board approval last month regarding the Capital One account ending in #1839, Doris had a check drawn against that account for \$100,000. Therese and Doris went to Nymeo Credit Union to open an 18-month CD at .30%. The change to the Capital One account and the addition of the new CD will be reported on the June Balance Sheet.

Delinquencies

No new delinquencies. A late notice is always sent when a resident is late by a month on Assessment payments.

Old Business

- **Security Contract** – Doug made a motion to accept Be Secure (Previously known as May's Security) three-year contract for a total of \$70,898.10. This includes 49 hours of service a week, 10 pm to 5 am. A new daily log will be used as well. Doris seconded the motion and the motion carried.

- **Benches** – There will be no change from the previous motion about 4 benches being purchased.
- **Rewritten Documents** - Several rewritten documents were approved that had been available for review by the community since May 25, 2021. No community comments were received during the review process. The specific documents are: 1) Table of Contents (in order to standardize our document binder); 2) Enforcement, Due Process, and Appeals Procedures (clarifies and streamlines our policies); 3) ARC Guidelines Section I and II (relieves the ARC of enforcement duties and aligns ARC policies with item 2).

New Business

- **Attic Windows** – Doris made a motion to accept Mountainside Builder’s contract to install 2 Frosted tinted attic windows for a total of \$2,121.00. Paula seconded the motion and the motion carried.
- **Auditorium Doors** – Paula made a motion to accept Mountainside Builder’s contract to install three double set auditorium doors for a total of \$10,289.00 providing they also include a closer bar and Panic bar on the doors. Doris seconded the motion and the motion carried.
- **Auditorium Windows** – Jeff made a motion to accept Mountainside Builder’s contract to install three double clear insulated glass windows for a total of \$5,115.00. Doris seconded the motion and the motion carried.
- **Mini Golf Carpet** – Doris made a motion to accept Petersen’s Carpet and Flooring contract to replace and repair several Putt-putt areas of carpet for \$1,710.45. Tina seconded the motion and the motion carried.
- **Entrance Signs** – Entrance signs in front of the Community will be inspected to see if they need to be replaced. Melvin will be working on this project.
- **Property Rentals** – Doris would like to be able to limit investors and rental properties in Crestwood. To go forward, a specific committee would have to be appointed to examine this issue in depth to determine both its legality and viability. The Board will further discuss whether to pursue this topic.
- **Old Pool Furniture** – The old pool furniture is available for pick up for those interested. Any furniture not picked up will be disposed of at the dumpsite. There will be an announcement about this on the Crestwood Village website.
- **Pool Ladder** – Paula made a motion to purchase a three-step ladder with tread from Continental Pools for \$489.40. This new ladder will replace the old two-step ladder. Jeff seconded the motion and the motion carried.
- **AC Unit Replacement** – The AC unit in the back had to be replaced a few weeks ago. Doug made a motion to replace the broken AC unit for \$5,650.00. Tina seconded the motion and the motion carried.

Bus Repair – Not mentioned at the meeting due to Board oversight. **For information only:** Through email concurrence, the Board unanimously voted on June 22 to make multiple needed repairs on the bus (including the air conditioning system) for an estimated cost of \$4913.09.

Board Comments

Jeff thanked Bill Rucker for everything he has done as the Board President.

Bill informed everyone he will be moving this year and will not be finishing his term as president on the BOT.

Doug thanked Tina for serving on the Board. He also introduced John Kendall who will be replacing Tina on the Board of Trustees.

Tina thanked the Board of Trustees for all their assistance while she was on the board. She will be happy to no longer receive any more BOT emails.

Therese thanked everyone on the Board.

Paula and the board are happy with the updated Be Secure Contract. She also thanked everyone on the Board for taking the time to make improvements to the security contract.

Management Comments:

No Comments

Homeowners questions and Comments:

A resident requested the clubhouse be open until 9 pm on a Saturday to play Bunco. A board member offered a Friday or Saturday afternoon when the clubhouse is normally open to play Bunco. Interested residents indicated that they would offer no flexibility.

A resident informed the BOT that the pool railings are rusted and need to be inspected.

A resident asked if the mowers can adjust their schedule to avoid mowing near the pool when the pool is open. This is for safety reasons to protect pool users from possible flying debris.

A resident wanted to know if Crestwood Employees still received their usual pay for the time the office was closed. Did Crestwood receive a rebate or is Crestwood due to a refund? Bill Rucker said he contacted Clagett via email and is waiting for a response.

A resident suggested that the voting record of individual Trustees be included in Board Meeting minutes. When a vote is not unanimous, the names of dissenting Trustees are included and, if the Trustee states during the meeting, the reason(s) for his/her vote.

President Bill Rucker adjourned the meeting at 10:32 a.m.

Respectfully submitted by *Paula Blundell*