

Crestwood Village Board of Trustees Meeting Minutes July 26, 2022

These unofficial meeting minutes have not been approved by the Board and are provided for information only.

Attendance: Doug Dawson (President), Therese Oseneek (VP), Paula Blundell (Sec), Doris Vierbuchen (Treasurer), Jeff Baggett, and John Morrill. John Kendall was not in attendance due to vacation. Crestwood Office Staff in attendance: Julie Lancaster Property Manager and Shirley Davis Assistant Property Manager.

Call to Order: Board president Doug Dawson called to order the regular meeting of the Crestwood BOT at 9:30 a.m.

Approval of Previous Minutes: Paula moved to approve the June BOT meeting minutes as amended. Therese seconded the motion and the motion carried.

Financial Report: One of the CDs at Sandy Springs Bank matured in July, with a balance of \$77,682. With the addition of “new” money, the bank offered interest at an APR of 1.5%. Since we were receiving no interest to speak of on the Money Market account at PNC bank, with a balance of \$56,078. The account was closed and the funds were deposited into the CD at Sandy Springs Bank. Doris explained about a comment she made at the last Board meeting. In this year alone, there are residents in arrears on HOA fee payments for a total of more than \$15,000. The obvious question from one resident was, why don't we go after those residents who are in arrears? Doris explained that two residents were turned over for collection and a lien placed on the properties. Unfortunately, we will probably not receive the entire delinquent amount, if any, as there are lenders in line whose claims take precedence over ours, such as a mortgage lender.

Delinquencies: Management stated that on July 22nd a payment of \$1791.70 was received from a delinquent account.

Old Business: None.

New Business

- A. Jeff made a motion to affirm the vote about restoring tree trimming along Crestwood Blvd to the annual tree trimming list for \$2000. The vote was conducted on June 29. Paula seconded the motion and the motion carried. John M. remarked that this project would enhance the appearance of our community.
- B. John M. made a motion to affirm the vote for the Portable kitchen island at \$764.00 The vote was conducted on June 30. Therese seconded the motion and the motion carried.
- C. Jeff made a motion to affirm the vote for the storm-damaged tree removal at mini-golf at \$1,900.00. The vote was conducted on July 5. Therese seconded the motion and the motion carried.
- D. Paula made a motion to affirm the vote for the additional Clubhouse roof repair at \$2,164.00. The vote was conducted on July 5. John M. seconded the motion and the motion carried.

- E. Doris made a motion to accept Activities Committee's request for additional Clubhouse hours. John M. seconded the motion and the motion carried. Additional clubhouse hours are listed below.
- September 15 – Paint Party in double room at 6:00 PM
 - September 22 – Pizza Social with BUMC Praise Band at 5:30 PM
 - November 20 – Thanksgiving Dinner at 4:00 PM
 - December 17 – Christmas Social with Forever Young at 7:00 PM
- F. The dead pine tree near Olive Ct will need to be removed.
- G. Upgrade to LEDs. Free from Empower Maryland. The contractor did a walk through on July 20 and will replace lighting and fixtures as appropriate.
- H. Mini-golf and tennis/pickleball courts access is available through the gate nearest the Clubhouse when the Clubhouse is closed. There is a combination key lockbox near the gate to unlock the gate padlock.
- I. Paula made a motion to accept Mountainside Builders' bid of \$510.00 to fix a gable vent leak that was causing rain water to enter Shirley's office. John M. seconded the motion and the motion carried.
- J. A bid from Mountainside Builders for \$15,998 to install four new exterior doors has been tabled pending a second bid. Susquehanna Doors will be contacted to obtain a second bid.
- K. The Reserve Study completed on June 22, 2022 was to be discussed in the double room after the Board Meeting. The community was invited to attend.

Board Comments

Doug addressed two complaints about the pool opening late on Sunday, July 24. This was due to a windstorm on Saturday evening which caused significant debris in and around the pool that required the lifeguard to clean up. Cleanup required more than average time.

Management: No comments.

Homeowners Questions & Answers

- A resident expressed a desire to change the color of the mini-golf shelter when the time comes for it to be replaced.
- A resident expressed concern about crepe myrtle trees in the pool area rubbing against the Clubhouse. The branches need trimming.
- A resident gave the lifeguard and her bicycle a ride home during the Saturday evening windstorm.
- The shuffleboard surfaces are fading significantly due to weather. The Building and Grounds Committee will be looking into options for repair/replacement.
- A bingo organizational meeting will take place on Wednesday, July 28, at 7:00 PM. Callers and helpers are needed.
- The tree trunk of the storm damaged tree by the mini-golf course will be removed by the contractor.

Adjournment: After appropriate motions and voting, the meeting was adjourned at 10:36 a.m.

Respectfully submitted by Paula Blundell, Secretary