

Crestwood Village BOT Meeting Minutes

Sept 28, 2021

*These minutes are not officially approved by the Board.

Attendance: Doug Dawson, John Kendall, Jeff Baggett, Doris Vierbuchen, Therese Oseneek, and Paula Blundell. Not in attendance was Tina Parrish. Crestwood Office Staff in attendance: Julie Lancaster Property Manager, Shirley Davis Assistant Property Manager.

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

Approval of Previous Minutes: Paula moved to approve the minutes from the previous meeting in Aug 2021 as amended. Therese seconded the motion and the motion carried.

Financial Report: For the month ended August 31st our accrued income was \$103,395, with expenses of \$107,664, leaving us with an apparent deficit for the month of \$4,269. Doris clarified that among the “expenses” for the month, \$8,750 was actually deposited into one of our Reserve accounts.

The condo I had expenses over income resulting in a negative \$1,582.

Condo II had expenses over income resulting in a negative \$1,572.

(In the case of both condos I and II, the negative results were due to payment of Building and Liability Insurance.)

Doris reminded the Board about the annual \$1,500 contribution from the HOA to the Activities Committee. (The transfer will be made in January.)

Delinquencies: Doris made a motion to accept a payment plan proposal as presented to the board. John seconded the motion and the motion carried. The delinquent account should be paid in full by November 15th, 2021.

Old Business

- **Lantana Dumpster** - A letter will be drafted by management to be sent to residents reminding them not to dump and to report any suspicious activity taking place near the dumpster on Lantana Cir.

New Business

- **Draft amendment to the CCRs regarding renters** –Doug went over new amendment regarding renters. These will need to be legally reviewed before they can take effect.
- **If approved, sending the draft amendment to the CCRs regarding renters for legal review** – John made a motion to approve the draft amendment to send to Attorney Ruth Katz for review. Paula seconded the motion and the motion unanimously carried.
- **Water/Sewer Easements** – The developer of the Crestwood Manor (former Hogan property) is asking for water/sewer easements across common property of the HOA. The Board came to a consensus regarding items the HOA will be requesting from the developer to potentially grant the requested easements.

- **HOA provided work phones for maintenance personnel** – Currently, our maintenance personnel are using their personal cell phones to conduct HOA business and a suggestion was made for the HOA to provide work cell phones. Jeff made a motion to investigate phone costs before deciding to provide phones to maintenance personnel. Doris seconded the motion and the motion carried. Management will look into phone prices and phone plans to present at the next Board meeting for Board consideration.

Community Yard Sale proposed for May 14, 2022 – The Board approved the date of May 14, 2022 for the next Yard sale. Clubhouse Funds will verify the date after their next committee meeting.

Board Comments: None

Management Comments: None

Homeowners Questions and Comments:

A resident asked a hypothetical question regarding the proposed CCRs amendment to prohibit new rental properties after the effective date of the amendment. Specifically, could an owner move out of their home and then rent it? Based on the verbiage of the proposed amendment, the answer would be no. The Board made clear that the proposed amendment would be legally reviewed and, if valid or appropriately modified, would then need to be voted on by the community to either approve or disapprove. To approve, 60 percent of votes cast would be required per our ByLaws.

The president adjourned the meeting with appropriate motions and voting at 10:45 AM.

Respectfully submitted by *Paula Blundell*