

Crown Colony Court
Minutes January 14, 2026
Unit 510

I. Call to Order

- **Board members present:** Steve Wiseman (President), Michelle Messer (Vice-President), Patty Link (Secretary), and Wayne Martens (Treasurer)
 - Homeowners present: none
 - Steve Wisemann called to meeting to order
 - **Resident Comments**
 - Kenyons (350) added a ticket for the tree roots in the back. Miller Landscape came out and looked at the roots on several properties. Colinn said the roots shouldn't be covered up or it will kill the trees. Michelle will follow up with Kenyons.
 - There are lots of leaves still on the north-side units. Several homeowners have commented on this problem. Mille Landscape is going to do the fall-clean up inn March because of the weather we had in November.

II. Treasurer's Report

- Presented by Wayne Martens
- Net Income: \$9593.70
- Cash Balances:
 - Lincoln Operating: \$7056.50
 - Lincoln Reserves: \$18,729.11
 - CCCU Savings: \$382.63
 - CCCU Capital Improvement Fund: \$39,444.97
 - CCCU CD: \$77,318.06
 - CCCCUC checking: \$0.00
- Wayne reviewed the expenses of 2025.
- A bill of \$3240 is not included for snow removal. There will be a line item in the next budget for snow removal. Currently, there is not a line item for snow removal.
- Property Management by Design would like us to have all the money for CCC in the same bank. Wayne made a motion to close our Community Choice Credit Union accounts and move it all to Lincoln Savings. He also motioned to move out CCCU CD to Lincoln Savings when it expires. Steve seconded both motions.

III. Old Business

- **Property Management by Design**
- The goal is to have decisions on Building 200 finalized by the time the new board starts in July.
- **Dryer Vent Cleaning**
- The last unit that needs to be completed is Units 310 and 320.

- **Siding and Trim Repairs/Placement**
- Discussed estimates received and determined next steps to establish prioritization and scheduling. Steve will ask Jeff if he will be involved in overseeing this process. The Board thinks that Jeff should be involved.
- **Reserve Study**
- The Board discussed coming to a conclusion on who to contract with for the Reserve Study. Steve is talking to Jeff about the status of the same, and also to the extent that PMBD will be involved. There was discussion about which items should be included in the Reserve Study, including concrete and road repair, siding and trim repairs, brick repair and replacement, and exterior fixtures.

IV. New Business

- 2026 Property Walk Through. The Board discussed options.
- File Clerk Position
 - The Board moved Pam Kenyon as File Clerk for the HOA. Michelle motioned and Patty seconded the motion. A unanimous vote was taken in support of the position. The position was established to support document management for the Board of Directors.

V. Adjournment

- Wayne motioned to adjourn the meeting, and seconded the motion.
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VI. Next meeting.

- The next Board meeting will be February 18, 2026 at Unit #430.