

MINUTES OF
MEETING OF
BOARD OF DIRECTORS
CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION
(Date: February 21, 2012)

The meeting of the Board of Directors of Crestmoor Park (2nd Filing) Homes Association was called to order on February 21, 2012 by John Sadwith, Chairman of the Board, at the home of John Sadwith at approximately 6:15 p.m.

1. **Directors in Attendance.** John Sadwith, Julia Stone, Stuart Gottesfeld, Jim Hahn, and Robert Brown.

2. **Financial Report.** Ms. Stone presented financial results for 2011, noting that expenditures exceeded revenues by about \$4,000.00. The largest Association expense remains security patrols. Ms. Stone also noted that accounts receivable had been reduced to only \$1,400.00, much improved over prior years. Ms. Stone will follow-up with a large account receivable for 130 Locust Street, and Mr. Brown will continue negotiations with the owners of 95 S. Jersey Street, another large delinquency.

Ms. Stone noted that 2012 dues notices were sent out during the second week in February and that she was working on the preparation of the Association's 2011 tax return.

The Association maintains a balance of about \$60,000.00 in Certificates of Deposit and bank accounts.

Mr. Sadwith noted the Association had spent funds on snow plowing at a price of \$110.00 per hour; no invoice has been received for 2011. Mr. Sadwith noted an increase of \$1,500.00 per year in garden maintenance expenses, that annual security expenses in 2011 had increased by \$1,000.00, and that the cost of repairs to Association signage cost approximately \$1,600.00 in 2011.

Based upon the small 2011 deficit and the described increased expenses, Mr. Sadwith requested the Board's input as to whether it would be prudent to request a dues increase at the 2012 Annual Meeting. The Board Members were uniform in agreeing that its reserves were adequate and that a discussion of increased dues could be safely postponed for at least another year.

3. **Discretionary Payments.** Mr. Sadwith sought the Board's approval for a \$100.00 contribution to the Carson School Dictionary Drive and a \$100.00 contribution to the Cranmer Park Sun Dial Restoration Project. The Board approved these expenditures unanimously. Mr. Sadwith noted a \$75.00 dues payment to the Inter-Neighborhood Cooperation Council.

4. **Crime Report.** The District 3 Commander telephoned Mr. Sadwith to discuss criminal activity, some of which involved personal confrontations. Mr. Sadwith noted that most of those incidents were in Hilltop or just south of Crestmoor.

5. **Street Condition.** Mr. Sadwith and the Board remain concerned about the damage being caused by Xcel contractors to recently resurfaced streets, especially Third Avenue. Mr. Sadwith has been diligent in working with our City Council representative and the Public Works Department. The contractors are returning to repair certain areas and will sweep the repaired streets when snow conditions permit.

6. **Architectural Control Committee.**

a. The owners of 42 Jasmine Street presented a landscape plan. The plan was reviewed by the Board and Karen Sadwith. The Board determined that the plan raised no issues and agreed with Mr. Deline to so notify the homeowner.

b. The Board discussed a situation of a particular resident and certain issues relating to exterior maintenance. Because of special circumstances including the age and economics of the homeowner, the Board determined no action was appropriate.

c. Mr. Deline noted the need for a form of Homeowner Compliance Agreement to be executed by the homeowner in connection with the approval of any remodel or construction plans that would be part of the application for plan approval submitted by the homeowner. Messrs. Deline and Brown will develop such a Compliance Agreement.

d. Mr. Deline presented new construction plans for a residence at 101 Jersey Street. Mr. Deline and the Board noted the need for additional windows and additional stone or brick along the north side of the residence. In any case, the homeowner had not yet submitted a site plan and, therefore, the application remained incomplete.

e. 255 N. Ivanhoe (Third and Holly Streets) is under substantial renovation. Mr. Deline is awaiting final plans.

7. **Adjournment.** There being no further business to come before the meeting, the Board of Directors Meeting adjourned at approximately 7:00 p.m.

Respectfully submitted,

Robert L. Brown, Secretary