

**MINUTES OF
REGULAR MEETING OF
BOARD OF DIRECTORS
CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION**

(Date: January 10, 2017)

The regular meeting of the Board of Directors of Crestmoor Park (2nd Filing) Homes Association on January 10, 2017 was called to order by John Sadwith, Chairman of the Board, at the home of Mr. Sadwith at 6:05 p.m.

1. **Directors in Attendance.** John Sadwith, Tom Deline, Matt Garth, John Simonet, Chris Penney, and Robert Brown.

2. **Minutes.** Mr. Brown confirmed that the Minutes from the last meeting had been approved via e-mail exchanges with the Directors and had been posted by Mr. Penney on the Association's website. Mr. Penney noted that he had uploaded prior meeting minutes and revised the annual dues amount to reflect the 2017 increase to \$125.00.

3. **Security Patrols.** Mr. Sadwith reported that because of several recent burglaries in the neighborhood, the number of patrols by Covenant Community Services had been increased from three daytime and two evening patrols to five daytime and one evening patrol. Mr. Garth reported that the costs of these additional patrols, about \$500.00 per month, would be covered by the increased dues receipts for 2017.

4. **Financial Statements.** Mr. Sadwith and Mr. Garth briefly reported on financial statements for 2016, noting their similarity to 2015 financials. A year-end financial report will be prepared during the Spring in the ordinary course.

5. **Crestmoor Boundary Signs.** In response to Mr. Sadwith's questions, Mr. Deline noted that several new boundary signs, typically installed along East Bayaud, had been manufactured and purchased and were now in his possession and available for installation. Mr. Deline noted that more attention needed to be paid to making the signs more durable and robust in response to vandalism.

6. **Lowry Report.** Mr. Sadwith reported on a recent conversation with a representative of the Lowry Redevelopment Authority. The Authority had received and was evaluating approximately nine proposals from possible developers.

7. **Mt. Gilead Lawsuit.** Mr. Sadwith received limited information from Greg Kerwin, the lawyer representing the Plaintiffs in the Mt. Gilead lawsuit. Mr. Kerwin reported that briefing had been completed in the Supreme Court appeal and that the Supreme Court had approved an expedited oral hearing (without specifying a date).

8. **ACC Matters.** Mr. Deline reported on the following matters:

a. **101 Kearney.** The residence at 101 Kearney has been demolished and utility locaters have recently marked adjacent pavement. No plans for development of the lot have been submitted to the ACC. Mr. Deline will prepare a letter to the owners requesting information and plan submittal.

b. **105 Southmoor.** Mr. Deline reported receiving complaints about the construction of a large brick enclosure around the previously noted diesel generator in the back yard. The homeowner has not submitted plans to the ACC for approval. This matter has been under investigation since the Fall without a response from the homeowner to Association inquiries. Mr. Deline will prepare another letter requesting plan submittal showing setbacks, materials, and relevant architectural features.

c. **50 Ivy.** The homeowners continue to maintain a basketball hoop in the City right-of-way. Mr. Deline will send a letter advising the homeowners regarding the need for a City permit. Mr. Deline indicated his desire not to involve City Code compliance at this point.

d. **420 Kearney.** Mr. Deline received plans for a proposed second floor addition and reconstruction of the front of the residence, including replacing an existing vestibule that encroaches nearly 10' into the front setback, increasing its height and creating a second floor deck. Mr. Deline also noted that the design violated the Design Guidelines for a number of reasons, including its overall contemporary design and the prevalence of flat roofs. Mr. Deline notified the homeowners that the plans had not been approved by the ACC and is awaiting a response. Mr. Deline noted that the architect for the homeowner has significant experience in Crestmoor and so should be familiar with the Design Guideline requirements.

e. **140 Krameria.** Mr. Deline and Mr. Sadwith noted that the homeowner installed non-approved decorative walls in the front yard. Mr. Deline noted his October letter to the homeowner stating the Association's objection to the walls. There has been no reply. Mr. Deline will send a follow-up letter. The Board briefly discussed without conclusion whether recording a Notice of Non-Compliance would be an adequate remedy or whether stronger enforcement actions ought to be taken to require compliance with the Declaration and Design Guidelines.

9. **Southmoor Drive Construction Trailer.** Mr. Sadwith noted that a construction trailer had remained in place in the street in front of a Southmoor Drive residence. Mr. Sadwith will ask Covenant Community Services to follow-up and initiate an abandoned vehicle inquiry.

10. **Drainage Project.** Mr. Sadwith reported that Crestmoor resident Wayne Graham volunteered to represent the Association in the City committee related to the Montclair drainage project.

11. **Simonet Resignation Letter.** Mr. Simonet tendered his letter to the Board of the Association stating his desire to resign from the Board. The Board unanimously voted not to accept such letter of resignation.

12. **Adjournment.** There being no further business to come before the meeting, upon a motion duly made and seconded, the Board of Directors Meeting adjourned at approximately 7:20 p.m.

Respectfully submitted,



Robert L. Brown, Secretary