

**MINUTES OF  
REGULAR MEETING OF  
BOARD OF DIRECTORS  
CRESTMoor PARK (2<sup>ND</sup> FILING) HOMES ASSOCIATION  
(Date: October 2, 2017)**

The regular meeting of the Board of Directors of Crestmoor Park (2<sup>nd</sup> Filing) Homes Association on October 2, 2017 was called to order by John Sadwith, Chairman of the Board, at 245 Krameria at 6:10 p.m.

1. **Directors in Attendance.** John Sadwith, Tom Deline, Chris Penney, Matt Garth, Lila Laux, Stuart Gottesfeld, and Robert Brown. Also present at the meeting was the ACC's contract architect, Bob Hickman.

2. **Financial Report.** Matt Garth reported that the Association had approximately \$28,000.00 in its operating account and was on track and on budget through the end of the year.

Mr. Garth discussed the need for signature authority permitting single signature checks for amounts that were consistent with the budget approved by the Board, which would include payments to the security service. The Board confirmed that Mr. Garth had that authority and that two signatures were required as provided by the Bylaws only with respect to unbudgeted expenses in excess of \$1,000.00.

Mr. Garth and Mr. Brown reported that only five homeowners had failed to pay 2017 dues. Mr. Brown will identify names and mailing addresses from information provided by Ms. Millard and send final notice letters prior to recording liens against the respective properties. Mr. Brown noted that he had requested that Ms. Millard provide information regarding non-payment promptly following 30 days after final notices were sent in order to accelerate collection efforts.

3. **Architectural Committee.** Mr. Deline reported on the following matters:

a. **210 Leyden.** Mr. Hickman reported that he recommended approval following resubmittal by the owner's architect correcting matters related to unacceptable contemporary accent roofs.

b. **145 Kearney.** Mr. Deline noted that compliance agreements were received today.

c. **135 Kearney.** Mr. Sadwith will follow-up with the homeowner related to improper signs on the owner's property.

d. **240 Leyden.** Mr. Deline and Mr. Hickman reported that the owner had commenced demolition, basement excavation, and pouring concrete footings and foundations, all prior to receiving Association approval of plans. Mr. Hickman reported a third submission had been received from the architect which still violated the Covenants on account of the appearance of flat roofs and encroachments of new construction based on existing building footprints that had not been approved by neighbors. Mr. Hickman noted additional concerns of the neighbors involving site drainage. Mr. Hickman will prepare a report and send to Mr. Deline. Both Messrs. Deline and Hickman noted the owner's general disregard of the Crestmoor Covenants and Design Guidelines.

The Board unanimously authorized the Association to pursue a temporary restraining order against the owner if construction activities continued on the property without compliance with the Covenants and Design Guidelines in the discretion of the Architectural Committee.

e. **420 Kearney.** Mr. Deline noted that the owner has received signoff from neighbors on minimal roof encroachments into side setbacks. Mr. Deline was awaiting receipt of revised plans to deal with the historic vestibule encroachment, including a 5' by approximately 9' setback adjustment as permitted by the Covenants and approved by the Board and an additional 4' vestibule encroachment as permitted by the Covenants. Mr. Deline noted that the owner had begun demolition of improvements prior to receipt of Architectural Committee approval.

f. **Architectural Compliance Review.** The Board discussed generally imposing an additional fee to engage Mr. Hickman or a third-party to inspect construction projects during the course of construction to confirm compliance with approved plans. Mr. Hickman expressed skepticism as to whether that would be generally worthwhile. No decision was reached.

4. **Traffic on Locust.** Mr. Sadwith noted his receipt of complaints regarding traffic during evening rush hours entering the subdivision from Locust Street to avoid the intersection at Monaco and 6<sup>th</sup> Avenue, noting that signage prohibiting access from 6<sup>th</sup> Avenue at Krameria was driving the increased traffic at Locust.

5. **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 7:10 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. L. Brown', is written over a horizontal line. The signature is enclosed within a large, hand-drawn oval.

Robert L. Brown, Secretary