

Crestbrook Homeowners Association

Meeting Minutes, May 10, 2022

- I. **Call to order** – Mr. Brabrook called the meeting to order at 07:05PM. Five members were present as well as the property manager Ms Cornaire.

| | | | |
|----------------|-----------|--------------|-------------|
| Mark Brabrook | Lew Thorp | Raven Catlin | Rob Garratt |
| Charlie Taylor | | | |

Review / Approval of April meeting minutes: The April 2022 minutes were reviewed and amended. A motion to approve the April minutes as amended came from Ms. Catlin and second from Mr. Garratt. This resulted in a unanimous vote in favor.

- II. **Homeowner Forum:** None.

III. **Old Business:**

- Outstanding HOA Fees. There are 40 members who have yet to pay the \$45 2022 yearly membership fee. Ms Cornaire will send these 40 members a certified letter stating their status and the consequence for not paying the fee.
- Certificates of Deposit (CDs). The HOA has had two CDs, one for \$16,000 that matured in March and another for \$22,000 that matured in May. A discussion ensued on what action to take next. Mr. Brabrook mentioned that the Federal Government just raised interest rates by 50 basis points and speculates they will not raise rates in increments of that much in the future. He also mentioned an option of considering US Interest Bonds paying a yield of 10%. No decision was made on what action to take next. The \$38,000 is currently setting idle as cash within the Schwab account.
- The audit from Goldklang Group dated April 20, 2022 covers the years 2020 and 2021. The overall language, terms and format used is initially frustrating. The audit report takes study and this was done during the meeting. The results were an elementary understanding of what was presented. The intent is to have a representative from the Goldklang Group explain their documentation methods to help the board better understand the audit. Ms. Catlin stressed this audit is just a reconciliation between the data the HOA provided and the protocols of accounting. The board recognizes the position or opinions from the audit and concurs. Ms. Catlin moved to accept the audit as written, Mr. Taylor seconded it. The motion was approved unanimously. Mr. Brabrook is authorized to sign the audit.

New Business:

- Summer Newsletter. Mr. Thorp drafted a summer newsletter based on the results of the Spring Inspection and other news of interest. Mr. Brabrook provided a few edits and version three was shown to the board. The board approved version three and directed Ms. Cornaire to publish soonest.

- Community Initiatives. A discussion ensued regarding actions to support and or initiate better community development. Here were three options:
 1. Sponsor or subsidize meals from a food truck.
 2. Purchase fireworks and invite community to share in the festivity.
 3. Rent a dumpster or support a community junk/recycling collection.

IV. The Committee Chairmen Reports:

- Architectural Reviews: Ms. Catlin moved to formally approve the latest seven reviews listed here. Mr. Garrett seconded and the motion was approved unanimously.

| <i>Application Date</i> | <i>Last name</i> | <i>Address</i> | <i>Subject</i> | <i>Initial email approval</i> | <i>Board Approval</i> |
|-------------------------|------------------|--------------------------|------------------|-------------------------------|-----------------------|
| 2-Feb-22 | Fowler | 1310 Cold Harbor Court | Front Door | 16-Feb-22 | 12-Apr-22 |
| 7-Feb-22 | Alkayed | 1395 Butter Churn Drive | Fence | 16-Feb-22 | 12-Apr-22 |
| 11-Mar-22 | Rhyne | 12534 Browns Ferry Road | Siding | 17-Mar-22 | 12-Apr-22 |
| 1-Apr-22 | O'Donnell | 12537 Browns Ferry Road | Roof | 9-Apr-22 | 12-Apr-22 |
| 11-Apr-22 | Otero | 1302 Shallow Ford Road | Fence | 12-Apr-22 | 12-Apr-22 |
| 11-Apr-22 | Hidalgo | 1311 Forty Oaks Drive | Fence | 12-Apr-22 | 12-Apr-22 |
| 15-Apr-22 | Ray | 1334 Rock Chapel Road | Roof | 19-Apr-22 | 10-May-22 |
| 15-Apr-22 | Yeshnik | 1381 Butter Churn Drive | Solar Panels | 19-Apr-22 | 10-May-22 |
| 18-Apr-22 | Gatanas | 1340 Rock Chapel Road | Raised Garden | 20-Apr-22 | 10-May-22 |
| 22-Apr-22 | Santiago | 1402 Skyhaven Court | Deck | 22-Apr-22 | 10-May-22 |
| 27-Apr-22 | Souw | 1347 Shallow Ford Road | Replacement Deck | 28-Apr-22 | 10-May-22 |
| 28-Apr-22 | Pezza | 1342 Butterchurn Drive | Roof Shingles | 2-May-22 | 10-May-22 |
| 4-May-22 | Schell/Ihrke | 1302 Yellow Tavern Court | Roof Replacement | 4-May-22 | 10-May-22 |

VIII. Adjournment. Ms. Catlin moved to adjourn the meeting; this was seconded by Mr. Taylor followed by a unanimous vote. Mr. Brabrook adjourned the meeting at 8:20 PM.

Minutes submitted by: Mr. Thorp