

Crooked Tree Estates HOA Board Meeting

July 7, 2020

ZOOM MEETING

Trustees in attendance: Shawn Hopkins, Alex Vermejan, Tom Molitors

Seven guests in attendance: Jon Pavlack, Betty Emerson, Dean McCurley, Bruce, Warren McDonald, Vinit Rastogi, Barry Holzmillier, Judy Cox, Mary's iPad.

Meeting called to order at 7:00pm

Agenda:

1. Street Repair Update - Shawn/Alex
 - Still more work to do on existing repair, then the rest of the neighborhood will be addressed by rating.
2. Financial Update - Tom
 - All dues have been paid in the neighborhood
 - All expenses are in line
 - Contract for front area is on budget
 - \$30,000 in the bank
3. Siding Replacement Sub-Team – Including investigating options for vinyl siding
 - Warren: all approached siding companies, and all have come back with same answer in that Hardy Board is hard to find and difficult to install. There are better higher quality vinyl siding now available that have insulation.
 - Bruce: single pane (7") is same side as wood siding, there is a double pane siding available too (14").
 - Hardy Board quote \$29K, 7" CertaPlank Vinyl Siding \$18,000 from Shamrock restoration.
 - Vinyl is more cost effective, and is of great quality, lasts a long time.
 - Higher Quality Vinyl siding has a wood grain finish as well.
 - Vinyl siding requires a covenant update with approval by 75% of homeowners in CTE HOA
 - Warren, Dean, & Bruce will pull together all the information and bring to the Board, including specification, grain, single, and/or double, limit colors to neutrals. Al Vermejan will be the sponsor.
 - Timing: Contractors are 2-3 months out.
 - Al will contact our attorney to confirm the process for changing the covenants. 70% - 75% is needed.
 - Next meeting for sub-team to meet is in two-weeks - on 7/21.
 - Canvass the neighborhood via letter, storyboard, phone call, email
4. Landscaping Update – Jon
 - Had to replace the rain gage on the sprinkler system, was broke and did not use water last month
 - Going to spray for clover
 - Green Forest is our neighborhood landscaping crew (Eric)
5. Architectural Standards – Shawn
 - Restating what is in the covenants and added pictures. No further comment.
 - Sathyen's pool & fence architectural approval – discussed and approved.
6. Fireworks & Noise
 - Be considerate of your neighbors, make sure there are no problems
7. Annual Elections – Alex
 - No new information – elections during the annual meeting

8. Annual Meeting – Shawn

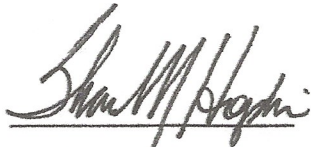
- Confirm date to be Oct 24
- Alternate date is Oct 3.

9. New business – Open for comments/questions from homeowners

- PVC piping in the walls
- Variety of mailboxes throughout the neighborhood – non-standard
 - i. Need letter to go to those violators
 - ii. Perhaps provide an alternative aluminum mailbox
- Street lights & posts
 - i. Need to call Duke Energy to replace bulbs
 - ii. Duke owns the posts, neighborhood has to pay for replacement
- Might be hard to solicit others to run for Trustee thru a Zoom meeting
- Any update on connectivity of the path: Shawn explained that there must be a Preserves HOA Board to work with because the builder, who has control, has no interest in working with the Estates or Fairways to connect.

Meeting adjourned at 8:00pm

Notes taken by Alex Vermejan



Shawn M. Hopkins

President



Vice President/Secretary



Tom Molitors

Treasurer