

Crescent Springs Condominiums Board Meeting Minutes

February 27, 2019

- I. Financials
 - a. Financials are in great shape—only 3 units are behind.
- II. Completed Activities
 - a. Most of the board walk deck end caps have been placed
 - b. Clogged drainage grate near pool has been removed
 - c. Light fixture replaced near Building 1
- III. Current Items
 - a. Any cars that are not safe to drive will be tagged.
 - b. Motion passed: we will change the website maintenance over to a new service that will make it easier to update.
 - c. We need to research mass email options
 - d. Broken mailbox is still being repaired
 - e. Boardwalk still needs some repairs
- IV. Future Activities
 - a. Mole problems will be addressed
 - b. We will identify areas that need grass seed for the Spring
 - c. Quotes for drainage of the park area
 - d. Siding on the left and right of Building 6 needs to be finished. Same for the back of Building 2.
 - e. The pool restroom will be turned back on at the end of March. A few of the lounge chairs at the pool will be replaced
 - f. We want to put together a Spring Festival for the entire complex.

Crescent Springs Condo Board

Meeting Minutes

March 27, 2019

Financials

- Very few past due.
- Almost \$600 of new resident fees.
- No surprises in the financials. Estimated costs were very close to actual costs.

Communication Improvement

- Bulletin board is kept up to date.
- Winter newsletter and February minutes went out.

Completed or current activities

- Some lawncare activity. Center island turned out great.
- Repurposing of plants occurring.
- drainage channels re-dugout
- Building 1,3, 4, 8 13 having some minor landscaping starting (vines being removed)
- Gutter downspouts in front of Building 8 is being extended to prevent the soil from being washed away.
- Endcaps on post at building 14
- LG&E light behind 502 is still blinking on and off. LG&E came out before and it was working fine, but the problem persists
- Storm/tree damage 376 & 427(in back) cleaned up
- larger LGE pole lights fixed (by 314) a few smaller security lights
- Small light fixture needs replacing 307
- New website is almost complete
- Minor gutter repairs. A full gutter cleaning will occur around Mother's Day
- Chimney painting to start this week (weather permitting)
- Some seasonal color flowers by mailbox near 375
- Getting quotes for minor boardwalk repairs, deck post behind 402, & left/right side of building 6 small section behind 427
- Broken Mailbox (need communication to match up box numbers with unit numbers)
- Some trash Boxes still not being broken down
- Michael new greenscapes liaison. Mulch before Easter, we hope
- Drainage weirdness at the park—water isn't draining properly. We will keep an eye on this to see if it's a temporary problem or if this is the new normal
- 326 front globe was replaced
- Handrail 324, JR will take a look at it.
- Water getting into 402 (need lip/flashing on upstairs deck)
- Mailboxes looking scrappy (getting quote from certapro paint in spring)
- Building 14 front needs painting will get quote from certapro
- ~~The pool's restroom has the water turned back on. The sink and commode will be turned on next week.~~

Crescent Springs Condo Board

Meeting Minutes

5/22/19

Attendees (Board - David , Chell & Brandon), Mary Fletcher Angela Martin, Sarah Whittle, Abbie Gilbert, Nelda Miles, Dave (402) Missy (417), unit 508

Financials

- Only 2 units past due.
- Over \$300 of new resident fees.

Communication Improvements

- There have been some questions about flowers being planted. Flowers and ground covers can be planted without Board Approval in front of your unit. If you live in upper unit..need approval from lower unit
- Reminder: storm doors and windows must be brown.

Completed or Current Activities

- We never needed snow removal this winter.
- New mailbox will be installed soon across from Building 8.
- All of the chimneys have now been painted.
- Pool is up and running. Restroom has water turned back on. Deck has been powerwashed and new lounge chairs are on order.

Future Activities

- Motion approved: remove 8 dead trees around the complex.
- Motion approved: the front of building 14 will be painted
- Trimming the trees and bushes will occur in mid/late June and then again in October.
- We have a rotation of step/stair staining that will occur in early summer. The new steps will be included.
- We will look into options to improve the water drainage in the park area.
- The concrete sidewalk near building 9 and building 10 is in poor shape. We will get quotes to repair this area.

Guest Concerns:

- Motion passed: repair a skylight on building 9.

**Crescent Spring Condominium Board Association Meeting (open) MINUTES
June 26, 2019 - At the swimming pool 6pm (Board) 7pm unit owners**

Board Members present: Chell Austin, David Breckenridge, Brandon Elmes
Mulloy: Angela Martin
Unit Owners Dave (unit 402), Nelda & Mary Fletcher

General discussions occurred during this meeting. Nothing new was motioned for.
Meeting Adjourned 7:10 p.m.

**Crescent Spring Condominium Board Association Meeting (closed)
July 24, 2019
Unit 372, 6pm**

Board Members present: Chell Austin, Cassy Luckett, Joe Luckett, David Breckinridge,
Mulloy: Angela Martin

Annual Meeting – September 30

Quorum Adjustment to 25% - proxies will be sent with return addressed stamped envelope for better return results.

All positions are open for the 2020-2021 board

Bylaw adjustment to allow one security notice/label/sign inside unit

12" x 12" maximum size or smaller is allowed

Roof replacement study- Roofs are coming to end of life. Trying to determine which buildings will need replacing first. Budgeting for two buildings per year.

Building 10 roof replacement – motion to have skylights and gutters replaced too.

Skylights – new ones are discounted if we replace as we do the roof

Gutters – will get quotes to see if discounted while roof is being replaced

Minor siding repairs

Additional Siding Quotes – Mulloy is getting more quotes s

3 potential 2020 budgets

No Increase, 10% increase or 14% increase = motion to increase 14% due to new siding and roof replacement rotation needed for several buildings

Power washing and Staining of Stair and decks (rotation) will begin in August

New sign will be replaced in front of entrance due to vandalism. Security camera placement
~~discussed for entrance to condominium complex.~~

Meeting Adjourned 7:30 p.m.

Future Activities/Items

- Rotation of steps/stair staining in late spring
- 6 new chaise lounge chairs to be purchased
- Pool opens in late May
- The poisonous worms are buried. People with dogs that like to dig need to watch out, the poison can kill a dog.
- Some corrals need replacing (the one by Building 10 is in poor shape)
- Park cleanup & restoration—needs to be dry
- Vinyl siding for complete building restorations to be researched
- Motion passed: replace rotted post at 402.

CSC Annual Board Meeting Minutes

Sept 30th 7:00pm

Attendees

- Mulloy: Brian English and Angela Martin
- CSC Board: Brandon Elmes, Chell Austin, David Breckenridge, Reggie Garica & Joe Luckett

The meeting started at 7:10pm. Approximately 62 percent, rounded up, of the community was represented in person or by proxy.

The Master Deed amendment was approved to reduce the quorum requirements. It is now 25%.

Unit 404 was the winner of the drawing and was present, therefore unit 404 will have one month's maintenance fee waived.

Miscellaneous concerns brought up some residents

- **Building 9 had never been painted.** Building 9 was painted in June 2013.
- **Crescent Spring Condominiums has no weight room/club house like newer communities do.** Logistically there is no available space to have these amenities (even if funding was available). The park is in a flood zone.
- **Units won't sell due to the tennis court being removed and/or lack of amenities** The park is a flood zone. A tennis court is no longer practical/possible. Newer residents looking to relocate to Crescent Spring Condominiums won't even be aware a tennis court had been there. New initiations fees (from units sold) this fiscal year is \$2601.42. Units are moving/selling quickly.
- **Will there be a complete building restoration this year.** No. Three deck/stairs need to be rebuilt and a minimum of two roofs will be replaced.
- **Security lights between building 9 and building 10 are being paid for by Unit 510.** The association was not aware of this. Those lights will be turned off.
- **Mulloy Properties has not been responsive.** The Mulloy Properties's representative for Crescent Springs has been replaced effective Oct 1st. Please be aware there is a new representative and the Board is thanking you in advance for your patience during this transition.
- **Ed Tillet had a tarp over a roof leak way too long.** The entire building's 10 roof was replaced. It took time to have the new sky lights delivered. It required 5 weeks lead time
- **There is a large hole behind 305.** It will be block to prevent access by animals into the unit
- **Disbelief was expressed that landscaping occurred in front of unit 508.** Extensive landscaping occurred at buildings 1,2,3,5,8,9,13,15 and the front entrance.

New officers are

- David Breckenridge – President
- Andrea Jones – Vice President
- Chell Austin – Treasurer
- Brandon Elmes- Recorder
- David Hackbart – Member at large

Meeting adjourned at 8:20pm

Minutes from CSC Board meeting 11/11/19 6:30pm

Attendees:

Chell Austin – Treasurer

David Breckenridge – President

Brandon Elmes – Recorder

Brian English – Mulloy Properties

David Hackbart – Member at Large

Andrea Jones – Vice President

- Lawncare contract renewed with Greenscapes
- Snow Removal contract renewed with Greenscapes 2 inch or greater snow depth
- Contract renewed with A1 Pest Control
- LED lightbulbs installed at security lights by pool restroom
- Stark Construction awarded gutter cleaning and gutter replacement/repairs building 8 & building 9
- JR Johnson will do trash corral replacement between building 13 & building 14
- Stark Construction awarded gutter cleaning (to begin last week of November weather permitting)
- Roofline siding repair 506/508 approved Stark Construction
- Discussion on Dryer vent cleaning for spring 2020
- Pool area & pool restroom completely winterized
- Eclipse awarded siding repairs Left & Right of building 6 & left side building 8 need to finish sides (materials have been ordered)

Meeting adjourned 8:15 pm