

Crescent Springs Closed Board Meeting Feb 9th 2022 at 6:30pm

Virtual meeting via "ZOOM"

Attendees: Renee Kuhlman (Mulloy) David Breckenridge, Andrea Jones & Chell Austin

- It was motioned and approved for the steps and deck going to upper unit 608 be taken down and replaced.
- It was motioned and approved for major repairs to occur at building one (unit 301-311) during the spring
- It was motioned and approved for the roof and skylights to be replaced at building 9 (units 502-510) in late summer
- It was motioned and approved for a no parking sign to be placed near building 14.
- It was motioned and approved for the exterior faucet to be replaced at 376.

Meeting adjourned 7:30pm

CSC open board meeting minutes April 10th

402 ledger review - 3:30pm meeting started

Board members present - David Breckenridge, Andrea Jones, Dave Hackbart & Chell Austin

Mulloy Properties – Renee Kuhlman

Residents – Sarah Stephens, Nicholas Jackson, Patty Shanatter, Sharon Early, Nelda Miles, John Peterson, Lucy Peterson & Betsy Huggins

- Concern was expressed about poor lighting and security needs between building 13 & 14 and at end of building 10. Potential options are being researched
- The Pool will be open this season. The board is hoping to open it earlier than Memorial weekend, but this is dependent upon a part replacement. (Part has been ordered) A taller security fence will replace the smaller wood rail that can be easily hopped over
- Concern was expressed about Bradford Pear tree across the parking lot from 506, in addition to the tree in front of building 12 around unit 427. These trees reviewed with the lawn care company along with any that died during the winter
- It was motioned and approved that a small visual partition fence be placed at the back of 610 to obscure the view of the Blue Lid Recycling bins
- Concern about moles doing damage to the yards was communicated. There is an active work order with a lawn care service to address this
- The boardwalk in front of building 14 will be inspected. There are some “soft” spots when walking across it
- Repairs on building 3 & 4 are still occurring from a large tree that fell during high winds around November 14th. The repairs are almost completed. There were long delays due to supplies availability
- Major repairs will begin to occur at building one (units 301-311)
- A small portion of siding will be replaced on left side (facing the front) by 315
- A small portion of siding will be replaced on the right side (facing the front) by 342
- The roof will be replaced late summer at building 9 (units 502-510) The shingles have been purchased to avoid future material price increases
- Spring cleanup and mulching will occur towards the end of April
- Cluster mailbox between building 13 & 14 was vandalized. A new cluster mailbox has been ordered and received. It will be installed in the near future
- Part of the carpet at the boardwalk came loose from high winds It was repaired
- Minor gutter work order placed for 352 & downspout repaired at 312
- A chimney leaning from recent windstorm. Work order placed to inspect it (unit 312)
- If you have a recent deck plank replacement that has not been stained please contact Renee at Mulloy Properties - rkuhlman@mulloyproperties.com
- Pool lightning will be reviewed. A globe has broken off from recent high winds. It was suggested for more natural light “warmer” – lightbulbs be used
- No parking sign was placed at building 14
- 302 and 508 submitted architectural revision requests. They are being reviewed. The entire architectural review process is discussed and will be revised in the near future and communicated to the community

Meeting adjourned around 4:45pm

The Crescent Spring Association's Annual meeting occurred on Sept 27th at 7:30 pm
All four board members were present

- David Breckenridge
- Chell Austin
- Andrea Jones
- David Hackbart
- Renee Kuhlman (representing Mulloy Properties)

A quorum was present (36.76%). The past year's activities were reviewed. These activities were noted in the annual meeting invite which was mailed out. 2023 proposed activities were reviewed; Roof on building 9, repairs & painting for building 3 and parking lot seal coated. The 2023 budget was briefly reviewed. This budget was also mailed out to the association.

There was discussion about the stair treads. An adhesive type was piloted 2 years ago. These stair treads did not last long due to ice/snow melt. Different type (more permanent stairs treads) are being evaluated

There was one open board position and it was filled by Sharon Osborne (506 Ledgeview)

If you're interested in being on a volunteer "security committee" please send your email contact information with subject header "CSC security committee" to jdb3540@hotmail.com There has been some porch pirating , cars being rummaged through this past year.

Please be mindful of your pets when walking them. Accidents happens so always have a spare baggie to clean up after your pet if she or he doesn't quite make it to one of the four pet stations

Do not put garbage in a smaller trash container unless the lid can completely close. Some residents are piling it when there are empty containers in the same trash corral

If you're interested in helping to maintain the Crescent Spring Web Site please send an email to jdb3540@hotmail.com with subject header CSC Website

Thanks to all those who participated in the meeting or sent in a proxy.

The meeting was adjourned at 8:15pm.