

Crescent Spring Condominium Board Association Meeting

January 30, 2018 Unit 304, 6pm

- I. Financials
 - a. All in all, we are in good shape.
 - b. We had to dip into our financial reserves for pool repairs. We will rebuild these reserves.
 - c. Roofs will be looked at as we move towards spring.
- II. Car Violations
 - a. Notifications have been sent out.
- III. Motorcycle Sign Location
 - a. The sign will be posted across from 402.
- IV. Snow Contract
 - a. We had temperatures below 14 degrees. This was so cold that it makes the salt brine useless.
 - b. Bickel is the real issue. The city never does anything to it.
 - c. We are currently set that 4 inches of snow is required for the contractor to come plow the parking lots. We will keep it as is and revisit it when the contract comes up again.
- V. Deck Staining
 - a. Too cold; wait till spring.
- VI. Stair Repairs
 - a. Second quote has been received. Repairs have been approved, we just need good weather.
 - b. The stairs are not up to code. The repairs that are required would push us into a full replacement.
 - c. Another unit has a broken step at the bottom of their stairs.
 - d. We will do a walk-through in March to look for any new issues.
 - e. Other repairs: we need to look into doing full replacements for siding and roofs. It may be difficult to arrange the funds this year. Planning for next year, we can arrange the funds. This is something to include in the Spring walk-through. Angela will get some quotes in preparation.
- VII. Flood Pumping Station
 - a. If we are in a flood situation, we will need to have the pool pump removed and put at the top of the driveway
- VIII. Shed Leak
 - a. Need to follow-up to see if the repairs have been made.
- IX. Roof Repair Over Pool Shed
 - a. Since we are already planning to check out all roofs once Spring comes around, it would be easy to add this shed roof to the repair list
- X. Walkway Building 14—green covering

- a. Resolved.
- XI. No Parking Sign by Garbage Corrals
 - a. Again, when warm weather comes, we will look into painting the pavement.
- XII. Fliers
 - a. Cassie volunteered to make fliers for the open meeting in February.
 - b. Nelda has volunteered to help distribute the fliers.
- XIII. Volunteers
 - a. A new couple that moved in has volunteered to help with landscaping. We will get in contact with them in the Spring.
 - b. Pool checks are going to be required 4 times a day this year. We will need to recruit some volunteers.
- XIV. Donated Dog Station Bags
 - a. The bags are thick and stiff, this makes it hard to pick up the droppings.
 - b. There have been more droppings being left in the grass and sidewalks.
 - c. We will go ahead and purchase the nicer bags.
- XV. New Business
 - a. Three lights have been reported as out. At least one has been fixed. The others are on the list to be replaced.
 - b. We will send out a reminder to recommend all units to keep their porch lights on at nights. Similarly, we will remind everyone to keep their cars locked and to take valuables inside.
 - c. It has been a while since the parking lot has been sealed. This could lead to potholes. This would be a good task for July. However, the winter may lead to repairs that need to be addressed sooner.
 - d. February 27, 6pm is our next meeting and will be open. It will be in unit 375.
 - e. Tree trimming needs to be evaluated.

Crescent Spring Condominium Board Association Meeting

February 27, 2018 Unit 304, 6pm

Meeting called to order at 6:10pm.

Board members present: Desire Nesbit, David Breckenridge, Brandon Elmes. Angela Martin represented Mulloy Properties

Board members absent: Reggie Garcia, Joe and Cassie Lockett

Owners present: Sarah Whittle, Markai Lewis, Chell Austin, Mary Fletcher

- I. Owners' Concerns
 - a. Heat Pumps/AC not operable. Article V Section II—alternative sources of heat. Project Warm is an option for anyone needing assistance.
 - b. Leak is bypassing gutter on 624 and going between wall and it is rotting. Flashing on the roof also needs to be addressed.
 - c. 406 has some shingles fall off; there was previously some leaking signs on the ceiling of that unit.
 - d. Rock has fallen near air conditioning unit on 620. It is large and blocking the drainage ditch. We need to get an expert to look at it to see what the removal options are.
- II. Reported Leaks
 - a. We will double check to see if any repairs were missed/overlooked.
- III. Financials
 - a. We need to increase our reserve to 10% of the budget.
 - b. Initiation fees are still in the checking account. This will be moved into reserves. If possible, we would like to have these fees put into reserve upon receipt.
- IV. Pool Update
 - a. \$6548.52 needs to be moved from checking into the Republic Reserve account (one time transfer). This money is ear-marked to repair the pool lining. This must be replaced in order to open the pool this summer.
 - b. \$1474 of the assessment money needs to be moved into the assessment account. This will be an increase to the line item amount we already have. This will be done until September.
 - c. Due to the flooding, there will be a gigantic mess to clean up. Since we needed to drain it for the repairs anyhow, we would like to combine the flood cleanup with the pool repairs. Will we be OK to leave the mess in the pool for a month?
 - d. The electrical box inside the shed needs to be checked. We don't expect any issues, but it should still be checked.
 - e. The pool furniture will also need to be moved in order to access the pump. Once we get closer to summer, we will need to power wash and sanitize the furniture.

- f. The Chlorine tank is tilted—no longer upright. We will need to straighten it up and make sure it did not crack and leak.
 - g. The drain in front of the pool is clogged.
- V. Flooding update
 - a. The park area in general is very messy.
 - b. It is hard to keep a volleyball court at the end of the lake.
 - c. The tennis court also has issues from flooding. It's worth considering removing it completely. We're not sure what percent of the owners would need to approve the removal. At the very least, we want to get rid of the fence. This removes an eye-sore.
- VI. Tree Work
 - a. This work has been completed and looks great
 - b. There are some invasive bushes that are starting to sprout. At this point, they are small and we should take care of them soon so they don't overgrow.
 - c. There are some down limbs between the 300 and 400 building. This is something that will probably go to a vendor, not a volunteer.
- VII. Stair Repairs
 - a. We are going to move forward on 366 and 369 will have repairs done.
- VIII. Volunteers
 - a. We always need volunteers for pool readings. We received violation letters last year. Anyone willing to volunteer can reach out to a Board Member.
 - b. Landscaping is another big need for volunteers. Flower potting, etc. The Board can contribute some funds to purchasing flowers.
- IX. New Business
 - a. The 5inch drains after the gutters are clogged. We will look at this again for next month's agenda
 - b. Some of the chimneys are in bad shape. We need to look at a specialty vendor for this job. If we are looking at chimneys, it would be a good idea to check the roofs as well.
 - c. Security signs in yards need to be removed. You can put something in the door/window, but not in the yard.
 - i. Open House signs should be placed at the dog station.
 - d. A big section of the carpet on the boardwalk has come undone. We have reglued this several times. This should be done again, but there should also be some staples/nails on the sides. Where the entrance ramp hits the main ramp, we should put a bumper.
 - e. Moles need to be exterminated before they multiply. We will look at some different quotes and processes for removal.
 - f. The parking lot and walking areas have not been addressed in a year or two. We are also due for a new top coat in the parking lot. At the very least, this August we will want to fill in cracks.

- g. This weekend is a large trash pickup. Items should be placed at the front dog station. We will post signs around the complex to let everyone know this service is available.

Meeting ended at 7:42pm

Crescent Spring Condominium Board Association Meeting

March 27, 2018 Unit 304, 6pm

- I. Louisville Grows
 - a. Bylaws state that we cannot have patio gardens. The grant would be up to \$1,000 and would need a 10% match from us. There is some training along with the grant.
 - b. This grant would give us the opportunity to create a community garden. Residents who want to participate would pay a small fee.
 - c. We would need to purchase a fence to keep animals out. There are several options.
- II. Financials
 - a. The budget planned to save \$10,000 by this point. Instead, we have dipped into the savings account by \$15,000. This is a \$25,000 difference.
 - b. There are two line items for gutter repairs. One of these may have been cleaning and might need to be recategorized.
 - c. Accounts Receivable are in good shape. No major past dues.
 - d. Relining the pool will cost an extra \$800. This will likely come from capital reserves instead of checking.
- III. Downed Trees
 - a. There was one in the front that will be taken care of.
 - b. We don't know of any others. We will wait a couple weeks to see if any other trees died in the storms. There was a small one near the dog walking/pool area, but it won't require much effort.
- IV. Pool Update
 - a. Work has begun. We are not expecting any delays in the pool opening.
 - b. In mid/late April, we will have them check the pumping station.
 - c. The restroom can be un-winterized. This will happen soon.
 - d. We will get a quote to powerwash the tennis court. We are still working on a quote to get rid of the fence around the court.
- V. Violations
 - a. We have had dogs out without leashes. We will send out a reminder that dogs need to be on leashes.
 - b. One unit is missing the unit number. These will be replaced and billed back to the owner.
- VI. Siding Survey
 - a. We're still waiting for the weather to get a little warmer and dryer.
 - b. We will consider doing more full-side replacements instead of doing patch replacements. We need to decide which building to start with, we can do that soon.
 - c. We are considering doing vinyl, moving forward.
 - d. Since we are looking at doing major replacements, non-emergency repairs will be pushed back.
 - e. Similar to the siding, we will consider doing more full start replacements instead of repairs. We will get quotes.
- VII. New Business
 - a. We will look at an early evening to do a landscape walk-around with Greenscapes. We will be looking for moles, amongst other things.
 - b. Chemicals were used in one of the dog walk areas, the "Chemical Free Zone" signs were taken down by lawn mowers.

Crescent Spring Condominium Board Association Meeting

April 24, 2018 Unit 408, 6pm

Board Members present: Desrie Nisbett, Reggie Garcia, Cassy Lockett, Joe Lockett, David Breckinridge, Brandon Elmes

Mulloy: Angela Martin

Guests: Chell Austin, Mary Fletcher, Mary Jo Jones, Marjean Martin, Leo Facon, Camila Aramburn, Danielle Van Meter

- I. Guest Concerns
 - a. A guest vehicle was hit by a tree about a month ago. There is some confusion as to who needs to follow up on the repair. The last contact was the insurance adjuster was supposed to communicate with the Board/owner. The Board will track down the contact information for the agent/adjuster and try to get the process moving along.
 - b. The triangle near the trash corral has essentially turned into a trash pit (across from 402). It is an eyesore. Similarly, people are not breaking down their boxes in that dumpster. We will add some signs asking the residents to keep the area clean. There is also a dumpster at the end of Ledgeview Park Dr (between building 13 and 14).
 - c. Garden Grant: we didn't get it this year; maybe next year.
 - d. What is the best way to distribute the minutes? There has recently been a delay in the edit/approval process to the minutes. The Board will work to get the minutes approved quicker and sent out to all units. We will also put some hard copies in the drop box.
 - e. Broken trash cans: there are some extra trash cans around that we are circulating. We have asked Metro/our councilman to expedite the replacement of these cans (we were initially told 8 weeks).
 - f. Still working to get a quote on removing the fence around the tennis court.
- II. Financials
 - a. Pool repairs have taken a lot of the budget for the last couple years. Unfortunately, this means that we do not have as much money for other repairs.
- III. Building Repairs
 - a. Chimney stacks: recent quote was around \$600, which is ten-fold that quote from 2008. We will try to find a better quote to go ahead and do all of the chimneys.
 - b. We have currently done a lot of patch work. We are considering replacing an entire building or two. Outside of emergencies, we will focus on replacing the entire buildings. This will be a very long process.
 - c. Landscape walkthrough is planned for after Derby.
 - d. Downspout between 346 and 350 needs to be cleaned out.
 - e. 322 and 324 could possibly have a water main issue. Water is coming out of the ground, we need the water company to come out and determine the source of the leak.
 - f. 514 has a light that needs to be replaced. The fixture and bulb are not expensive.
- IV. Boulder Behind 620
 - a. We are waiting to rent a special tool. Peggy is planning to do this.
- V. Pool Update
 - a. Flower pots are tipped over, picnic tables are in bad shape, etc. We recently had another flood and snow, which has set back the efforts to clean up the pool area. We can't even get a crew down the ramp into the park area.
 - b. We hope that the pool repairs will resume this week, provided the weather allows it. They should be working on the tile.
 - c. Once things have been removed, it should take about 2 weeks replace the lining.
- VI. Violations
 - a. A letter was sent to the owner that you are allowed 2 transportation vehicles. We also let them know that we identified the plate numbers and associated them to that unit. This was sent certified mail. They have 5 (maybe 10) days to respond and 30 days to fix the violation.
 - b. There was a noise complaint about renters in 514. We will be sending a complaint to the owner.

Crescent Spring Condominium Board Association Meeting

5/22/18

- I. Mysterious cars parked near Reggie will be monitored.
- II. Discussed outstanding late fees paid at closing.
- III. Budget in good shape, however water is \$2,200 over budget due to leak at Bldg 5.
- IV. Discussed pool work update, plan to be open in the next week and a half. Complications due to weather may delay traditional Memorial Day opening.
- V. Stair repair quotes are backlogged. 365 and 363 were approved for replacement in 10/17. 370 needs step at bottom repaired immediately as it is a trip hazard. 367 and 369 both approved for replacement in February 2018. 304 also needs bottom stair replaced.
- VI. Tree activity. Discussed landscape walk through, getting quotes for tree removal from Marcel for approval. Mulloy will email Greenscapes contract, ours seems to be minimal. We can choose individual changes to landscaping as needed. Agreed to get a quote for mole prevention.
- VII. Need update on 303 number replacement.
- VIII. Quotes will be received for smallest and largest building to replace all siding/trim, at least 2 including Eclipse.
- IX. Animal ridders close entryway after removing critters in a unit.
- X. Ceiling damage from leak will need estimates from at least 2 sources for board approval.
- XI. Light behind Bldg 15 is malfunctioning, LGE will be contacted.
- XII. Chimney painting we have 2 quotes. Agreed to get them all sanded and painted from lowest bidder.
- XIII. Meeting adjourned 7:30.

Crescent Spring Condominium Board Association Meeting

July 24, 2018 Unit 304, 6pm

Board Members present: Desrie Nisbett, Cassy Lockett, Joe Lockett, David Breckinridge, Brandon Elmes

Mulloy: Angela Martin

- I. Financials
 - Very few late fees; virtually everyone is paid up.
 - The Board will meet in August to work on the annual budget.
- II. Landscaping
 - We have communicated our concerns to the vendors. Many issues have been resolved and others are still being addressed.
 - The mole issue is ongoing. Some steps have been made, if it does not fix the problem we will try more expensive/extreme alternatives.
 - Some of the major projects (e.g. shrubs) will be done in August.
 - Storm damage was done in a timely manner, especially considering we did not have any major issues.
 - Grass seed is taking well to the volleyball court.
- III. Violations
 - One unit was storing a motorcycle on their property. They have been notified to move the motorcycle to the designed motorcycle parking area.
 - Still waiting on the replacement numbers for the unit missing their unit numbers.
- IV. Louisville Seal Coat Proposal
 - Passed motion to hire Louisville Seal to fix the cracks in the parking lots.
- V. Pool
 - We are not noticing decreased pool water levels (beyond normal water loss).
 - All of the lights at the pool are now working.
 - Lounge chairs are starting to look poor. We will look at other things that may need to be replaced; everything else seems to be doing alright. We will look at replacing the lounge chairs after this season.
 - The pool will close on September 17.
- VI. Stairs Project
 - Starting on Wednesday (7/25). Two sets of stairs will be done this year. We will look at two more sets for next year.
- VII. New Business
 - We need to reserve the Women's Club for the annual meeting (9/24).
 - August meeting will not be an open meeting. We will use this as our budget meeting.
 - We will offer a drawing for a free month of maintenance fees to encourage people to come to the meeting (or proxy vote) so that we get a quorum.

Crescent Spring Owners Association Closed Board Meeting
November 14, 2018

Board Members Present: Chell Austin, David Breckenridge,
Reggie Garcia, Joe and Cassy Lockett
Mulloy Properties: Angela Martin

Meeting called to order: 6:00 p.m.

Board Officers Named: President, David Breckenridge; Vice-President,
Reggie Garcia; Recorder, Brandon Elmes; Treasurer, Chell Austin;
Member at Large, Joe and Cassy Lockett
Chell Austin selected to fill one year term, as no quorum at Annual Mtg.
for an election.

E-Mails: Board clarified a more efficient way of communicating with each
other and Mulloy Properties.

Financials: Receivables reviewed. Fees due the first of the month. Late
fee will be added after the 10th. As is CSC policy, Mulloy Properties
sends a letter to owner if delinquent after 60-90 days, with a lien placed
on property.

Balance sheet has been revised to reflect Reserve Acct. and Checking
Acct. with better clarity.

Checks were signed to pay for current expenses.

Upcoming Meeting Dates: Next Board Meeting to be January 23, 2019,
with following monthly meeting dates to be set at Jan. meeting.

Communication Improvements: Board will be sending out a newsletter,
to include friendly reminders concerning removal of seasonal decor, any
dead porch plants, leaving porch lights on, locking doors, etc.
Also, meeting minutes will be sent by e-mail, as in the past.

Board Goals: Members discussed the need to reduce the quorum
percentage needed to conduct business at Annual Meeting,

Board Goals (continued): Election of new board members cannot occur without a 51% quorum, and Master Deed changes cannot occur without an even higher %.

Another board goal was to work toward better communication with residents, via newsletters, minutes and website updates.

The board will also be working on better curb appeal.

As part of the board's efforts for better communication with residents, Reggie Garcia announced that the law firm of Triplett and Carothers will sponsor a Block Party in the summer. All residents will be invited to gather for food and fun.

Newest Board Member: Chell Austin mentioned that he would be available to hear from residents about concerns and suggestions to improve living at CSC. His e-mail address: chellaustin@hotmail.com.

Deck Repairs: Recent contractor work will be reviewed. One repair needed revisiting.

Completed Activities: Activities have included tree trimming, pool chairs covered, latches placed on garbage corral doors, notices on corrals, old paint cans removed, shrubs trimmed, invasive ivy killed, sod added in several places, tall grasses and hostas cut back.

Violation Notices: Notices sent as needed, for Regime Rule violations.

Building Security Lights: Several lights have needed new bulbs. When sensors are not working properly, entire fixture is replaced.

Dryer Vent Inspection/Cleaning: Will be addressed at future meeting. Pricing and newer vents to be a consideration.

Snow Removal: Contract signed, Board Member offered to be liaison when inclement weather occurs.

Siding Options and Pricing: Pricing for large siding projects to be reviewed over the winter. More bids needed when seeking pricing for an entire building renovation.

Roofing: Board is seeking a roof engineering study, to evaluate roofing needs.

Gutter Cleaning: Motion made, seconded and approved to accept contract to clean gutters and downspouts.

Tennis Court: Board will address possibilities for deteriorating court.

Moles: Some areas have been treated. Winter months may decrease activity.

Fire Place Inspection/Cleaning: Pricing to be obtained for this to occur.

Spring Projects: Board will be sodding or adding grass seed where needed, evaluating garbage corrals that need replacing, mailbox painting, chimney painting, trash receptacle cleaning, some building painting, trimming overgrowth in the park.

Front Bulletin Board: Will be getting replacement locks, for ease in operation.

Meeting adjourned: 7:40 p.m.

Next Meeting: January 23, 2019. Announcement will be on mailboxes if meeting will be open.

2018 Crescent Spring Condominiums' annual meeting

- **Please check complaints at the door**

Welcome

- Some friendly meeting reminders/protocols.
- If talking/asking a question, please speak loud enough for all to hear.
- Please only one person talking at a time. Don't take it personal if asked not to speak at the moment.
- Questions may be answered later in the presentation or tabled to after the official meeting is over if it is an individual issue.

Landscaping that occurred during 2018!

- Professional landscaping occurred at the front of bldg 8.
- A variety of volunteer landscaping occurred throughout the community. (thanks to all that helped).
- Numerous trees were cut back or removed. Ash bore claimed numerous trees. A few invasive shrubs or ground cover were removed. Some shrubs and trees were replanted. More to come in late autumn.

Swimming Pool 2018

- Pool lining repairs finished. Motor repaired
- Nature overgrowth to right side of pool area occurred was cleaned up
- 5 damaged chaise lounge chairs removed
- Old deck lattice removed.
- Thank you pool volunteers !!
- Pool to be opened 2 weeks longer next year

Building Repair Activity 2018

- Main focus was on complete deck and stair replacement (building 15 & 16)
- Minor building repairs only where absolutely necessary
- Reviewing options for complete restoration approach in lieu of numerous little repairs
- Parking lot “ribboned” with tar to fill in cracks to prevent potholes if snow/ice occur.
- Peeling chimneys were painted

Miscellaneous 2018

- Storm grate cleared out & 2 large storm cleanups
- More focus on making the park have a better “curb appeal”.
 - Grass seed.
 - Tennis court fence removed & mud cleaned up
 - Park benches restrained
- Motorcycle parking sign
- Dead trash containers removed

Financial

- Didn't see that coming (dead trees, plumbing leaks, two large storms & attack of the moles)
- No increase in budget this time around.
- Origination fees (what's this)
- How much is already spent
- What's in the reserve
- Where did the money go

In Closing

- Any generic concerns not addressed during the presentation?
- Any generic questions not addressed during the presentation?
- Specific questions may be addressed after the meeting.