

**Minutes of the Board of Directors Meeting of the
Crescent at Cherry Lane Homeowners Association, Inc
June 21, 2012 7:30pm**

Board members present: S. Michael Chittenden
Robin McCormick
Wm. Carl Isler, II
Officers Present: Jacquelin Zimmermann
Board members absent: None

I. Call to Order

Mr. Chittenden called the meeting to order at 7:41 pm.

II. Approval of the Minutes from the Prior Meeting

Mr. Chittenden moved that the minutes be approved without modification. Mr. Isler seconded the motion. The motion passed unanimously, and the minutes were approved without modification.

III. Old Business

A. Board Secretary Position

Mr. Chittenden reviewed the status of the secretary position. Mr. Chittenden moved that Ms. Zimmermann be elected secretary rather than acting secretary. Mr. Isler seconded the motion. The motion passed unanimously, and Ms. Zimmermann was elected.

B. Selection of New Law Firm

Mr. Chittenden moved to accept Winegrad, Hess, Friedman & Levitt, LLC for the new HOA law firm. Ms. McCormick seconded the motion. The motion passed unanimously.

C. Reserve Study

Mr. Chittenden stated that the reserve study with Brecht Engineering has moved forward with the board's authorization.

D. Turf Rehabilitation Program

Mr. Chittenden reviewed the status of the turf rehabilitation program. During the spring, there were planned days for doing work to revitalize the common areas with patchy grass, but weather prevented the work from being performed. Mr. Chittenden reported that the work will be done in the fall.

IV. New Business

A. Financial Review

Mr. Chittenden reported that two new residents have moved into the community. Expenses are mostly on track. The management fees are a little under the projections, while a few other expenses are a little over, but the expenses are pretty close to the budget overall.

B. Summer Picnic Update

Mr. Chittenden asked Ms. Zimmermann to provide an update on the status of the summer picnic. Ms. Zimmermann said that the event is planned for Saturday, August 4 from 4pm-8pm, with a Sunday rain date. It will be mostly the same as last year, though we are considering a different food vendor and will be asking for some more dancing music. The social committee will also try to coordinate door prizes. Ms. Zimmermann let those who were present know that the social committee was looking for members to donate time, resources or contacts within their network.

- Time - Looking for volunteers to help man the snacks or help with set up and take down.
- Network - Also, anyone who knows a local business owner who might contribute to the raffle.
- Resources - If anyone has outdoor games, tables, tents, or coolers to lend to the event, the social committee would be happy to have them contribute.

An attendee recommended that the social committee put out an earlier communication to solicit the donations.

C. Dues Reminder – July 1

Mr. Chittenden reminded those residents in attendance that dues are due July 1. The statements went out about two weeks ago, so hopefully everyone received them last week.

V. Member Discussion

Mr. Chittenden opened the floor to members for discussion.

A member raised the concern that the HOA still needs to find a solution to the parking on Hardcastle, stating that three of the four mailboxes have been hit. The member would like for parking to be allowed on the other side of the road. Mr. Chittenden reminded the member that that was a decision made by the city. Mr. Isler raised the previous proposal to move the mailboxes behind the house. Mr. Chittenden reported that the last time this was brought up there was protest, and the postmaster said that the mailperson should be delivering the mail, even if a car is parked in front of the mailbox. Mr. Chittenden agreed to speak with Jude about moving the mailboxes.

A member asked what is the status of the new builders. Mr. Chittenden stated that there is nothing going on. Jude is still looking to find someone to build the single-family homes. He is actively pursuing another builder. The remaining streets can't be paved until the remaining homes are built. Jude is going to try to get the alleyway paved between Breckenridge and

Archsine sooner if possible. Jude has cleaned up the lots where single family homes remain unbuilt.

Regarding towing from the alleyways, Mr. Chittenden reported that the signs are now posted on the alleyways. Hoffman Brothers (the towing company) still needs to post the signs at the entrances to the community. At that point, cars can be towed.

Mr. Chittenden discussed the homes on First Baptist Lane with new garden walls that had not been approved prior to being built. Mr. Chittenden brought up the possibility of passing a resolution similar to the one for the storm doors to cover the walls.

VI. Adjournment

Mr. Chittenden asked if there was any further business, hearing none, Mr. Chittenden adjourned the meeting at 8:02 pm.