

**Minutes of the Board of Directors Meeting of the  
Crescent at Cherry Lane Homeowners Association, Inc  
September 18, 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 7:33 pm.

**II. Approval of the Minutes from the Prior Meeting**

Mr. Chittenden asked if there are any further changes to the minutes. Being none, the minutes were approved.

**III. Old Business**

**A. Reserve Study**

Mr. Chittenden stated that the reserve study with Brecht Engineering has moved forward with the board's authorization and additional information from Jude.

**B. Turf Rehabilitation Program and Landscaping**

Mr. Chittenden reviewed the status of the turf rehabilitation program. Next month, McDunough will likely begin in the previously approved areas. Mr. Chittenden reported that Jude will be replacing the dead trees at the front of the community.

There are some dead trees that are on private lots. Mr. Chittenden asked the board their opinion on whether the homeowners should be contacted. The board discussed three options:

1. Replace the trees at the cost of the HOA.
2. Ask the homeowners to replace.
3. Replace the tree and bill the homeowners.

The board decided that the best approach is to contact the homeowners to let them know that the trees will be replaced and asking them to maintain the trees or it will be their responsibility the next time.

The board discussed the removal of trees from homeowner lots. No action was taken.

**C. Summer Picnic Follow-Up**

The board thanked the social committee for their work on the picnic.

#### **D. Building Update**

Mr. Chittenden reported that Elm Street had signed a contract with Ryan Homes to complete the homes within the community. The Ryan Homes website contains information on the floor plans and general looks, which are consistent with the community. Ryan Homes will likely begin building shortly.

#### **E. Single-Family Home Mailboxes**

Mr. Chittenden reported that Jude spoke with the postmaster, and there is not a viable solution for the resident concerns.

### **IV. New Business**

#### **A. Financial Review**

Mr. Chittenden reported on the general budget. The community is pretty much on par year-to-date with the budget and should be in good shape to put some extra money to put into reserves at the end of the year.

For delinquencies, Mr. Chittenden reported that there is \$12,531.99 total past due. Four lots make up over \$7,000 of the total. One lot does have a judgment against them, but it is further complicated because the homeowner has declared bankruptcy.

#### **B. Solicitations**

Mr. Chittenden stated that, based on research, he is unsure of any action that we can take legally. The homeowners may place signs on their own property. The board determined that there was no action that could be taken.

#### **C. Dog Complaints**

The board discussed potential solutions to handle issues with dogs being off leash within the community. The board discussed a potential resolution to register dogs to assist with making sure the dogs are returned to their owners. The board decided to draft a resolution for consideration at the next meeting to include a \$25 fine for not registering with a deadline of early December for registration.

For dogs that have been identified, the board will contact Tidewater to remind the homeowners that their dogs are to be leashed at all times.

#### **D. Application for Architectural Review**

The board reviewed an application from 14917 First Baptist Ln. for a brick wall already in place. Mr. Isler motioned to approve the application. Ms. McCormick seconded the motion. The motion was passed unanimously.

For 14927 First Baptist Ln., the homeowner has not submitted an application for the retaining walls already installed in spite of multiple communications. The board decided to have Tidewater send a letter letting them know that fines will begin to be imposed.

Mr. Chittenden reported that Tidewater has sent a letter to 7322 Archsine Ln. threatening the imposition of fines for trashcans being stored outside.

**E. Board Election**

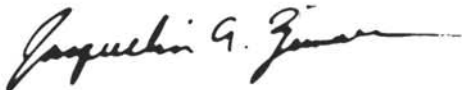
The board will send out nominations for candidates to fill the treasurer position, as Mr. Isler will have served his full term in October.

**V. Member Discussion**

Mr. Chittenden opened the floor to members for discussion, but there was none.

**VI. Adjournment**

Mr. Chittenden asked if there was any further business; hearing none, Mr. Chittenden adjourned the meeting at 8:22 pm.

A handwritten signature in black ink, appearing to read "Jaqueline G. Zeman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Secretary

Crescent at Cherry Lane Home Owners Association