

# **Minutes of the Board of Directors Meeting Minutes Crescent at Cherry Lane Homeowners Associations, Inc.**

**February 26, 2015 7:00 PM  
First Baptist Church of Laurel**

Board members present: S. Michael Chittenden, President  
Jeff McFarland, Vice President  
Robin McCormick, Treasurer  
Officers present: Jacquelin Johnson, Secretary  
Board members absent: None

## **I. Call to Order**

Mr. Chittenden called the meeting to order at 7:10 pm.

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

There was a motion to approve the minutes from the previous meeting. The minutes were approved without comment.

## **III. Old Business**

### **A. Transfer from Tidewater from Hartford Property Services**

JD Russell and Kim Murray from Hartford Property Services were present to introduce themselves. A resident asked for instructions now to change automatic payments, as he will be out of the country. Mr. Chittenden promised to forward the information to him.

JD introduced himself and stated they were targeting providing better services for a better rate than our previous provider was. JD asked if residents had any questions.

A resident asked about responsiveness based on a previous experience with Tidewater where it took 60 days to get a late fee removed. Mr. Chittenden encouraged residents to email the board if they should encounter such issues.

JD committed that residents will always get a person on the phone and all recalls will be returned with 24 hours.

A resident asked about electronic payments. There are ways to pay electronically, but there are credit card fees when using a credit card or doing an automatic withdraw. Mr. Chittenden

## **II. New Business**

### **A. Property Management Website**

The website that was offered by Tidewater seemed to be a good service. Mr. Chittenden asked the residents their opinion. A motion was made to amend Hartford's contract to increase funds to enable Hartford to provide that same service and adjust the budget accordingly.

### **B. Individual Homeowner Snow Removal**

Mr. Chittenden reminded the residents that they are responsible to clear the full sidewalk. There is a service that residents can sign up for to have their snow removed. Residents mentioned that the provider is not fully clearing the sidewalks.

You may be fined by the City of Laurel or by the HOA if you do not clear that space. Mr. MacFarland brought up an issue with the mailbox at the intersection of Archsine and First Baptist with the area where the snowmelt runs off and refreezes regularly. For any issues of this sort or similar items where there was an untreated area on the street, Mr. Chittenden asked that residents contact the board or the property management company.

### **C. Treatment of Boarders/Partial Home Rentals**

It was brought to the attention of the Board that a number of homeowners have boarders. Mr. Chittenden reviewed the covenants related to renting out a room, which state it is not permissible. Law has more flexibility, though it does specify that the boarder must have access to the common areas of the home. Mr. Chittenden stated that the Board would appreciate an active discussion of the issue as the Board is concerned with residents violating the covenants but would not want to have an empty house if the owner is struggling financially.

The following points or perceptions were brought up:

- Making the full house available to a person seems better
- Some of the people who are renting are not respectful of the community
- There are at least two units that are in violation of the law
- People who are entering only through the rear of the homes are at risk when they startle others
- Subletting seems to yield more questionable tenants
- This is a hard covenant to enforce – what's the value?
- Sometimes when the tenant becomes a problem is when it comes to the light of the Board
- Resident indicated that the City of Laurel's law seems to make more sense
- Resident stated that he was renting his basement and has closed the tenant off from the remainder of the house
- JD provided some illustrations of how other associations have put in place
  - Potential for people to have to register as landlord
  - Charge a fee for those who are renting
  - Potential decrease in property value if there are too many rentals
  - Dispute resolutions are most often between tenants and the renters

Mr. Chittenden asked that we do an informal vote to get an impression of the residents' opinions.

What rules would we want to look into to determine what adjustments should be made to the covenants?

- Registration
- Background checks
- Some sort of percent limit for the houses
- Charge
- Entrance through the front or not having people walk across other properties
- Some sort of allowance for families

Resident asked that they get input from the property management company. Mr. MacFarland stated that the Board will research items. Mr. Chittenden asked that residents email the Board with any further thoughts.

#### **D. Social Committee – Spring Movie Night/Series? Potluck? Bowling night?**

Mr. Chittenden proposed a series of movies potentially for April, June, and September.

Meeting attendees added the possibility of bowling. Mr. Chittenden stated that the Board could see if we can cover the alleys and shoe rental. Another meeting attendee brought up the idea of roller-skating. There is a skating rink near Whiskey Bottom. They offer discounts to service members.

The attendees also discussed doing the picnic, perhaps only as a potluck. The meeting attendees proposed introducing a competition aspect. There was also the idea of a street party where we could close down part of one of the neighborhood streets.

### **III. Member Discussion**

Mr. Chittenden solicited any items that members would like to discuss. A member stated that residents have lights out on the back of their houses at the alleys. Also, there was an observation that a street lamp light out. Mr. Chittenden will put in a request.

A member asked if the fences on Cherry Lane are going to be cleaned. Mr. Chittenden stated, yes, this is in the budget for the spring.

A single-family home resident asked about the potential to put a fence up to keep people from trespassing. There was additional conversation surrounding this topic.

The Board stated that members should email [admin@hartfordpropertyservices.com](mailto:admin@hartfordpropertyservices.com) if they would like to be added to electronic distributions.

The Board reviewed that the front foot assessment fee is still going to be processed by Tidewater.

### **IV. Adjournment**

The meeting was adjourned at 8:45 pm.