

CRENSHAW MANOR HOMEOWNERS ASSOCIATION QUARTERLY BOARD MEETING

**JULY 12, 2011 - 7 p.m.
St. John's Episcopal Church**

The meeting was called to order by John Winings. Board members present were: John Winings, Scott Stuchel, Karen Warren, Anne Marie Ward, Becky Christian.

Also present: Debbie Winings, Derek Bateson, George Aux

Approval of Minutes:

It was moved by Karen to approve the minutes from April 19 and June 7; Anne Marie seconded; motion carried.

Report of the Secretary-Treasurer:

Karen Warren presented the treasurer's report. Karen did a variance analysis and projects a year-end balance of \$359 with a \$2000 cash reserve. With the reserve fund she projects a cash balance forward of \$4,128. Becky moved that the financial report be accepted; Scott seconded the motion; motion carried.

John pointed out that the board members have been given a list of members whose dues are delinquent and said it is important to have this information because those whose dues are delinquent are not allowed to speak following the bylaws change from the June meeting. The names of those who are delinquent are to be kept confidential.

Report of the Communications Chair:

Becky Christian said that two newsletters, one in March and one in May, have been sent via the Yahoo Groups email list. She also communicated by email the results of the annual meeting elections, a message clarifying questions about the scheduling of the neighborhood yard sale and the reminder and minutes for the special membership meeting June 7. Members are reporting problems with the website and we are attempting to address them. Scott moved and Karen seconded the motion to receive the communication report. Motion carried.

Report of the Membership Chair:

Anne Marie Ward reported that they are planning a back-to-school social at the end of August and hope to get the older kids to help. She also expects to have an Octoberfest in the fall. She asked that anyone interested in helping with either of these to please contact her at wardwakeforest@aol.com.

There was a discussion about working with Anne Marie to update the email membership directory.

Scott moved and Becky seconded the motion to receive the report, a copy of which is attached. Motion carried.

Report of the ACC:

Derek Bateson presented the ACC report, a copy of which is attached. He stated that the front entrance work was completed in May including installation of the water tap. A water irrigation system is going to be installed shortly which will have timers attached. In the fall a new tree will be planted in the natural area on Crenshaw Point to replace the willow tree which fell over in the spring. The ACC is also going to contact the Town concerning the condition of the roads and sidewalks as well as the different type of streetlight installed by the Town on Crenshaw Point. Nine applications have been received and approved by the ACC. They have also received two applications for roofing, one for stand-in-seam metal and one for asphalt shingle; both of these were withdrawn before action by the ACC. Based on numerous requests over the past two years for alternative roofing options, the ACC has recommended that the Board consider proposing a change in the covenants for a vote by the improved lot owners.

Scott moved and Anne Marie seconded a motion to receive the report which carried. A copy of the report is attached.

Old Business

Yard Sale

There was a discussion about setting the date for the annual neighborhood yard sale with a request to Lynn Stuchel to coordinate it again this year. Scott moved and Becky seconded a motion to have the sale on Saturday, September 17, with a rain date of September 24. Motion carried.

New Business

The board elected to go into executive session. As the board returned from Executive Session there was the following motion:

Because it has been discovered that there is one homeowner member of the association who owns two lots and signed the supplemental covenants for both but due to an oversight by several CMHOA boards (including the current one) the member was never billed for dues for the second lot, Karen moved and Scott seconded that beginning January 1, 2012, the owner will be billed for both lots and that all previous dues owed but never billed are waived due to the billing error on the part of a series of CMHOA boards. The motion carried.

Reminder:

Special Meeting of Homeowners - July 26, 2011, St. John's Church, 7 pm
Next Quarterly Board Meeting - September 27, 2011, St. John's Church, 7 pm.

Scott moved and Anne Marie seconded a motion to adjourn the meeting.