

Meeting of the Board of Directors
Cottages at Crescent Park HOA
28 Jul 2021
3:30 – 5:00pm
Virtual Video Meeting

Present: Officers: Christina Simpson, Ann Fazzini, Steve Denman
Residents: Don Kronig
HOA Management: Ron Kahn
Reported by: Ann Fazzini, Secretary
Date of Report: 28 July 2021

I. Call to Order & Roll Call - The meeting was called to order at 3:30 and a quorum was present.

II. Approval of Meeting Agenda – The following items were added to the agenda:

Old Business - Arrowhead update

New Business - pathway lighting, maple trees, short term rentals, and portable basketball equipment.

Christina made a motion to approve the agenda with the above additions. Steve seconded. The motion was unanimously passed.

III. Open Forum - Don Kronig asked for a status update of the repair to the damaged parking stops. Christina stated it would be covered during the Arrowhead update.

IV. Approval of Minutes from Apr 28th, 2021, Board Meeting. Steve made a motion to approve the minutes, Christina seconded. Minutes were passed unanimously.

V. Review of 2021 Year-to-Date Financials - Questions were posed on the budget vs. actual spreadsheet "tree pruning" line item. Tree pruning services have been listed as a "miscellaneous expenses," rather than a separate line item. Steve suggested that tree pruning be considered as a separate line item in the 2022 budget. Christina asked if the HOA is responsible for tree trimming in the parkway (the area between the sidewalk and the street). Steve stated the city calls the area a "Tree Lawn" and they are our responsibility. These trees must provide 8 feet of clearance for bikes, pedestrians, and vehicles. Arrowhead is responsible for ensuring the clearance. This is included in our landscaping contract, and budgeted into the contract. Arrowhead will be reminded to trim the low branches as part of the contract requirements.

VI. Old Business

a) Update on Arrowhead Snow Invoices - Ron has contacted Arrowhead and they promised to give a resolution soon, so we can pay the snow invoices.

b) Pruning Review - Ron asked if there were any outstanding items (other than the need to trim the low branches of the tree) subsequent to the recent pruning. It was reported that Arrowhead needed a lot of guidance and oversight during the pruning process. We expect Arrowhead to be

familiar with the grounds and the requirements, and not need significant oversight. Ron will remind Arrowhead of this.

c) Arrowhead Update - Christina asked for Arrowhead's timeline to repair the damaged parking bumpers, as well as the other landscaping items the Board pointed out during our walk through with them. Ron is going to raise all of our concerns with Brian at Arrowhead during an upcoming phone call. He will also get a separate bid on the additional landscaping issues that need to be resolved, and that fall outside of the Arrowhead contract.

d) Path lighting - Kathy's pathway light has been repaired, and the work has been warrantied. The company has also submitted a bid for all pathway lights. This may be taken into consideration as a future budget item.

VII. New Business

a) Snow Contract - We have contacted five (5) snow removal companies to seek bids for our snow removal contract. One company is not taking on new clients. One company walked the property with us, and we are going to ask for a bid on snow removal as well as landscaping from the company. We will also get bids from the other companies that are willing to provide them.

b) Maple Trees - There's a new treatment for the iron deficiency that occurs in maple trees. The new treatment is a Fall treatment done in October/November. Ron will get bids from tree companies. Another issue with the maple trees is the roots are above ground and getting nicked by the riding mowers. Ron will discuss with an arborist as to the best approach.

c) Basketball Goal in Alley - The issue of a basketball goal and the placement of it in the alley was discussed.

d) Short term rentals - The issue of homeowners using their property as a short term rental was discussed.

VIII. Adjournment - Christina made a motion to adjourn the meeting. Steve seconded. The meeting was adjourned at 4:52 pm.

Ron N. Zeffman

Signature

Oct 27, 2021

Date