

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

Present: Officers: Christina Simpson, Ann Fazzini, Steve Denman,
Residents: Don Kronig, Wendy Levy, Richard Smith
HOA Management: Ron Kahn
Reported by: Ann Fazzini, Secretary
Date of Report: 28 October 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 - Steve asked to add an agenda item (basketball hoop) under old business. Christina made a motion to approve the agenda with this addition. Steve seconded. Agenda was unanimously approved.

III. OpenForum -

a. Don asked whether the parking stops that were damaged by Arrowhead when they were plowing snow earlier this year had been repaired. The Board shared that Arrowhead performed some of the repairs. Don noticed the crumbling concrete in one of the bumpers and offered to patch it next spring. It was agreed this was a good approach, since Arrowhead has been less than responsive in completing the work.

b. Wendy mentioned that some walkways from the center sidewalk in the courtyard to homeowners' porch steps slant down and water is collecting by the steps. Ron stated the walkway is the neighbor's responsibility to maintain.

c. Guest parking - The rules regarding the guest parking area were discussed. A decision was made to contact those who may be unaware of the rules and share the guest parking policy.

IV. Approval of Minutes from July 28th, 2021, Board Meeting. Ann made a motion to approve the minutes, Steve seconded. Minutes were approved unanimously.

V. Review of 2021 Year-to-Date Financials - Budget was reviewed and discussed.

VI. Old Business

a. Update on Arrowhead Snow Invoices - All outstanding snow invoices have been paid. Payment of the invoices had been delayed while the Board waited for Arrowhead to respond to our questions regarding some line items and charges. After a few months,

Arrowhead finally responded to the Board, and the invoices were paid. Ron noted there was no need to pay the invoices using funds from the reserves.

b. Verdur Trunk Injection Update - Verdur tree trunk injection treats chlorosis of maple trees. Ron has a bid from Keesen to complete the work for \$1462 (reduced from \$1750). He has another bid that's a bit higher. Christina recommended getting an arborist on the grounds to look at the soil, tree roots, and grass under the trees, then provide an opinion on treatment. After discussion, all Board members decided to have an arborist visit, and recommend next steps.

c. Pathway lighting issues were discussed. Don suggested using LED bulbs in the pathway lighting. As a lightbulb breaks, Rich and Don will replace it with an LED bulb. Long term repair/replacement of pathway lighting will be discussed at a future meeting.

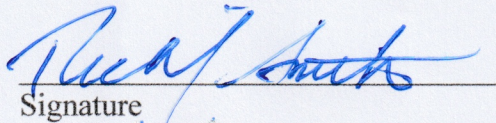
d. Basketball Hoop and Liability Concerns - A discussion occurred regarding basketball hoops in the driveway. The homeowner will be sent a letter explaining the rule regarding basketball hoops. Concerns of the basketball hoop interfering with the fire lane and snow plowing were also expressed. Steve will contact the city to ask about putting up signage to designate the fire lane.

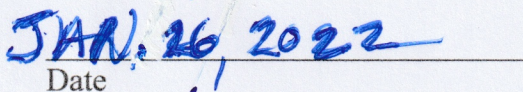
VII. New Business

a. Snow Contract - Christina, Ann, and Ron completed a walkthrough with Keith from Keesen landscape company to discuss the new snow removal contract. Keith shared that Keesen will use their own employees, not contractor employees. Provisions of the contract were discussed during the walkthrough.

b. 2022 Budget - Various line items of the budget were discussed. The board wants to continue to build up the reserve account, and a motion was made to transfer \$2200 to the reserve fund for 2022. With projected expenses, and transferring \$2200 to the reserve fund, total monthly dues will be \$280. The budget was unanimously approved.

VIII. Adjournment - Christina made a motion to adjourn the meeting. Steve seconded. The meeting was adjourned at 4:41 pm.


Signature


Date