

Crestbrook Homeowners Association

Meeting Minutes, June 11, 2019

- I. **Call to order** - Mr. Brabrook called the Crestbrook Homes Association meeting to order at 7:06 PM. There were four board members, and Lisa Cornaire from Spectrum Property Management present.

Mark Brabrook	Chris O'Donnell	Lew Thorp	Rob Garrett
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- II. **Review / Approval of meeting minutes:** Mr. Garrett motioned that the April minutes be approved as amended. Mr. O'Donnell seconded the motion. The motion passed unanimously.

- III. **Homeowner Forum:** None.

IV. **Old Business:**

- a. Mr. Brabrook asked the status of Spring inspection. Ms. Cornaire expressed she has begun getting some responses from the 99 properties that were cited for violations.
- b. The yard sale is Saturday 15 June. Mr. Brabrook will put out the signs. The event is advertised on NextDoor and CraigsList.
- c. Dues collection continues with 23 certified and regular mail letters sent to those who have failed to pay. The payment suspense is 1 July 2019 before legal action begins.

V. **New Business:**

- a. The property of 1400 Bakers Creek is being managed by the attorney for the estate. . The lawyer stated they will get the grass cut and be working on the paper work to get the house sold.
- b. The 1336 Butter Churn Dr property is being sold. The grass between the entrance structure and the curb is not being mowed. Ms. Cornaire will address this with the lawn maintenance contractor.
- c. The property at 1407 Skyhaven was donated to Wounded Warriors.

- VI. **Management Report:** Lisa reports that the audit is underway and should be complete soon.

VII. The Committee Chairmen Reports: Eight architectural reviews were approved.

Action	Address
Fence	1307 Boulder Crest, 1428 Powells Tavern
Roof	1328 Shallow Ford
Siding	1303 Yellow Tavern
Front Door	1307 Yellow Tavern
Shed	1317 Shallow Ford
Driveway / Deck Improvement	1345 Shallow Ford
Deck/Landscape	1426 Valley Mill Ct

Adjournment. It is anticipated that there will be no meeting July. Mr. Brabrook adjourned the meeting at 7:28 PM.

Minutes submitted by: Mr. Thorp