

Crestbrook Homeowners Association

Meeting Minutes, December 20, 2017

I. Call to order - Mr. Brabrook called the Crestbrook Homes Association meeting to order at 7:10 PM. There were three board members, and Lisa Cornaire from Spectrum Property Management present.

Mark Brabrook	Chris O'Donnell	Rob Garratt
Lisa Cornaire		

II. Review / Approval of meeting minutes: Minutes from the November 2017 Annual meeting were not available for review (will be voted on in November 2018). October meeting minutes were approved as amended. The vote in favor had one abstention.

III. Homeowner Forum: Nothing Significant to Report

IV. Old Business

- a) Easement for corner lot at 1405 Powells Tavern has been notarized by the homeowner and additional efforts will be worked with the association's council.
- b) Two votes were taken: 1) \$2,308 for 2 signs. A motion to reimburse the operating fund from reserves for \$2,308 for the October 2017 purchase to replace the Butter Churn signs was made by Mr. O'Donnell and seconded by Mr. Garratt, with a resulting unanimous vote in favor. 2) A motion to reimburse the operating fund from reserves of \$2,000 for repairs of the stone wall at Butter Churn in May for the prior car accident. Motion to approve was made by Mr. O'Donnell and seconded by Mr. Garratt, with a resulting unanimous vote in favor.

V. New Business

- a) Mr. Garratt motioned to approve the agreed upon budget of \$25,140 with dues being \$45 for 2018 and the maximum dues limit increased per CPI to \$67.07. Mr. O'Donnell seconded with a resulting unanimous vote in favor.
- b) Landscape contract will be the same as last year. A 3 year contract has been offered. Motion to approve the landscape contract from Frank's Lawn Care LLC for \$2,256 for 2018 thru 2020 was made by Mr. O'Donnell and seconded by Mr. Garratt, with a resulting unanimous vote in favor.

VI. Management Report: Meetings will be moved to the second Tuesday of the month. Next meeting tentatively set for 13 February.

VII. Committee Chairmen Reports: Two Architectural Reviews were approved: 1) 1303 Rock Chapel Road for walkway replacement, and 2) 1315 Cold Harbor Court for a fence.

VIII. Adjournment

Mr. Brabrook motioned the meeting be adjourned at 7:52 PM.
Minutes submitted by: Chris O'Donnell