

Crawford Oaks Homeowners Association
Annual Meeting
March 21, 2019

Present: Board members: Roger Roesler, President; Bill Moats, Vice President; Marlene McCracken, Treasurer; Heather Hammontree, Secretary; (Not present: Joshua Potters, Member at Large). Memrie Creswell, CMA Property Manager. 20+ HOA Members.

President Roger Roesler called the meeting to order at 6:05 p.m. Of the 341 active units in the HOA, a sufficient number were not present in order to establish a quorum for the purpose of an official annual meeting. Therefore, the meeting continued as an informational meeting only to provide residents an update on the 2018 happenings in the community.

The Board members and CMA Property Manager were introduced.

Notice of Annual Meeting was presented and received.

Vice President Moats read the 2018 annual meeting minutes.

President Roesler provided an update on projects completed in 2018.

- Demolition of the brick monuments by the new neighboring development was a surprise. The monuments were encroaching on their property. Trees behind THD were taken down, and a new buffer will be grown.
- Juniper trees were removed from the pool area to look neater.
- Back entrance improvements are being made. In the future, we will replace the sign. It will be painted in the interim. Landscaping and sprinkler system were repaired.
- Christmas decorations were new in 2018. They are commercial grade and guaranteed.
- The Basketball Court was repaired and pressure washed. Crowds at the courts have improved.
- Tennis Court repairs are on hold. We will continue to fix the cracks and maintain it, because the cost to completely repair it is not reasonable considering how infrequently the courts are used.
- There is a new standard for house numbers if homeowners wish to have their number on the home, but it still requires an ACC request.
- Social events were a success. We will have another pool party in 2019.

Treasurer McCracken gave her report of the financials.

- January 2018 – Operating \$66,688; Reserves \$162,787
- January 2019 – Operating \$119,256; Reserves \$165,937
- Current checking and savings totals \$286,611.13
- 2019 Budget was presented, with net operating income of \$202,554.00

Committee Reports:

- None

Nominations:

- Nominations for 2019 Board of Directors cannot be accomplished without a quorum, but all active Board Members have agreed to stay on another year.

New Business:

- ERC Program – CMA: CMA has outsourced to a company that vets new vendors for insurance coverage, W-9 tax filings, licenses, and certifications to protect us from legal consequences. Existing vendors cannot be grandfathered in. There is a \$199 fee for the vendors to submit to this investigation. Some vendors will put the price back on HOA.
- Retaining Walls: Any repairs to retaining walls between two properties will be funded by the HOA. Walls at the back of any property will be the homeowner's responsibility.
- Tree Trimming: Landscapers will trim any tree that impedes pedestrians.
- Road Repairs: City of Oakwood plans to pave and repair the neighborhood roads. We are scheduled for crack and sealing and light resurfacing later this year. Patch and repair is imminent.

Comments were received from members regarding payment of dues. Members were encouraged to read the covenants for guidance on the procedure in place.

Hearing no other business, President Roger Roesler adjourned the meeting at 7:33p.m.

Minutes by Heather Hammontree, Secretary