

MINUTES

Crescent Homeowners Association Meeting

October 15, 2009

Website: www.crescenthoa.com

The meeting was called to order at 7:00 p.m. by Lana Corneau, HOA Secretary, as **Ryan Myers**, President, was out of town. There were approximately 11 homeowners plus two officers in attendance.

Old Business

Lana Corneau, HOA Secretary, gave a brief report on our last meeting. Printed copies of the Secretary's report were available and there were no additions or corrections to the minutes.

Julie McCormick, HOA Treasurer, reported that there are still 3 dues payments outstanding for 2009, 2 dues payments outstanding for 2008 and 1 dues payment outstanding for 2007. All outstanding dues for current and previous years are being handled by our attorney, Chris Davis. He has filed Small Claims Court actions on all homeowners that have not paid dues in hopes of recovering the outstanding sums. Summons have been issued and are out for service by the Court. We hope this new tactic will prove more successful than carrying the balances as in years past. All accounts payable are current. The HOA currently holds one Certificate of Deposit, one Small Business checking account, a Business Investor account and a Loan account.

Julie also reported that we have received an \$800.00 refund from the State and we will receive a refund of \$2,000.00 from the Federal government, all of which were pre-paid taxes. The 2008 Audit has been completed by a new accountant, who is charging one third the price of our former accountant. Copies of our current financial statements were available for review.

Ryan had sent a report on the status of the painting of the perimeter fence along 81st Street. The contractor cleaned and applied one round of stain on the fence, but Ryan was not happy with the way it looked so they are scheduled to reapply another coat of stain as soon as we have a couple of weeks of dry weather. Ace Hardware was also backordered on the stain for a while but it is now in stock.

A report was made on the status of the repair of our landscape lighting. After looking into the cost of LED fixtures, it was determined that they are too expensive – approximately \$400.00 compared to the \$70.00 fixture we currently have. After some discussion, all agreed to keep the type of fixtures we currently have, installing two matching fixtures at one entrance location and moving the one operative fixture to the second location where repairs are needed. The lights should be repaired in the next week or two.

Corey McCormick reported on our neighborhood surveillance system. The company representative who we have contracted with to install the cameras is only able to do installations

on weekends due to ongoing treatment for cancer. Five to six residents have agreed to host cameras but residents who live at corners or key locations have not responded to our requests. It is proving extremely difficult to get our homeowners to set installation dates with the contractor, which is making the whole process drag on longer than expected. Seven cameras are set to be installed soon, assuming the homeowners and contractor can come to a mutually acceptable date for installation. Hosting a camera requires little effort on the part of the homeowner. There is no effect on the Internet service, the cost is pennies at most, and the only responsibility might be to hit the reset switch in the event of a power outage. If you are willing to host a camera, please contact Corey or one of the HOA officers.

Corey also touched on the possibility that we may want to take over the monitoring of the cameras ourselves down the line if we don't have a good experience with the current vendor. It would require an investment in a computer, cable access and a home office but would save money in the long run compared to the ongoing monthly fees being charged by the current vendor. Corey can be reached at 629-0710.

Julie reported that the second Movie Night in the Greenbelt was a success. Unfortunately, the weather turned cold and we were unable to have our third and final movie of the season. Plans are in the works for a Fall Festival with details to come soon.

New Business

Concern was raised by a Crescent homeowner about the rise in vandalism in the neighborhood and the possible use of a rental home in the neighborhood for illicit purposes. We will ask our Security company, Knight Watchman, and our neighborhood resident Tulsa police officers to monitor the situation and advise us about these concerns.

As there was no further business, the meeting was adjourned at 8:00 p.m.

REMEMBER TO CHECK THE WEBSITE FOR IMPORTANT INFORMATION, HOA NEWS, DATES OF OUR UPCOMING HOA MEETINGS, ETC. YOU CAN ALSO ACCESS OUR CRESCENT BLOG AT THE WEBSITE.

WWW.CRESCENTHOA.COM

WE NEED YOUR E-MAIL ADDRESS – IT WILL NOT BE DISTRIBUTED, SOLD, OR USED FOR ANY PURPOSE OTHER THAN HOMEOWNER'S ASSOCIATION BUSINESS AND NEWS. PLEASE SEND YOUR E-MAIL ADDRESS TO:

LIVINGONTULSATIME@COX.NET