

Crescent Homeowners Association Meeting

June 16, 2005 - REVISED

The meeting was called to order at 7:05 p.m. by Abe George, President, at the Church of the Nazarene. There were 27 people in attendance.

Secretary's Report

The previous meetings' minutes were available to all attendees and were approved as read.

Treasurer's Report

Holly Beitel, Treasurer, reported on the financial condition of the Homeowner's Association. Holly reported that all Homeowner's association dues for 2005 have been paid. The Auditors have completed their review of our books for 2004. Copies of the auditor's report are available from Holly. We have put some of our funds (\$40,000.00) into a 12-month no penalty C.D. to earn a higher rate of interest. A copy of the Treasurer's Report is attached.

Old Business

There was some discussion on the status of the fence repair on 81st Street. An insurance claim was filed since the person who hit the fence did not have insurance to cover the repairs. Our insurance company will attempt to collect the money from the person who hit the fence. The repairs have been completed.

There was some discussion about the lights at the three entrances to the neighborhood. It was reported that all of the lights are now operating with photo cells. A repair was necessary where water had leaked into one of the lights; any problem areas were resealed and at last report all lights were working.

The next item of old business was a discussion on the landscaping of our common areas and entrances. Abe has one bid for maintenance (including mowing, trimming, fertilizing, herbicide treatment for weed control) and color changes three times a year for \$900.00 per month. We currently pay \$1,100.00. It was suggested that we also add mulch to the beds to improve the look of the landscaping. We decided to check on the references of the potential landscaper before making a change. It was also the consensus that our landscaping is much improved now that the summer color has been planted. A decision on changing landscape companies was postponed until our next meeting.

While we were discussing the lighting and landscaping, a proposal was made by Sue Bayliss to install patio lights to the arch on 84th Street entrance to dress up the

area. Sue has already purchased the lights and she will buy photo cells for the lights. The motion was carried.

The painting bids for the fence along Sheridan was the next item of business. We have secured three bids ranging from \$1,980.00 to \$2,700.00. Ryan Myers will check the references of the painting companies and check to be sure they are bonded and insured. Matthew Karibian made a motion to narrow the quotes down to Action Painting and Broken Arrow Painting, to put a cap on the price of \$3,000.00 and to move forward with the work once the references have been checked. The motion was seconded and approved.

New Business

A discussion was held on the ponds in the Park, especially the smell and the accumulation of trash. Max Wiens of the City of Tulsa has been responsive to our requests for help with the problems pertaining to the ponds. The Association was asked to decide if we want the ponds to have a manicured look or a natural look. We decided to keep the natural look. The lower pond is under the control of the Wastewater Management division of the City of Tulsa and the upper pond is under the control of the Parks and Recreation Department. The lower pond needs to be dredged and the trash cleaned up. Sue Bayliss and Kevin Daboval volunteered to work on a Committee to contact the City regarding the ponds. Abe will get back to Mr. Wiens with to request the dredging.

A discussion was held on the need for an Architectural Committee. Matthew Karibian, Gary Van Fossen and Ryan Myers volunteered to be on the Committee. They will meet to handle requests that come in for any new construction and/or other items pertaining to the physical condition of the residences within the Crescent.

While on the subject of an Architectural Committee, it was also mentioned that our Covenants are somewhat vague with regard to the description of children's wading or temporary pools. The Covenants state that all pools are to be in ground and the only exception is for a child's wading or play pool of a temporary nature. Since the new Soft Pools are now quite popular, it was decided that the Architectural Committee will also address the size and nature of above ground pools. The general concensus was that any pool having an operating filtration system is not a temporary pool and would thus be disallowed. The main reason for this is the problem that comes from draining the pool water, which often floods the yards of the neighbors.

A motion was made by Judy Marquis that we distribute copies of minutes of Association meetings to all homeowners and to include important information on

the Covenants, etc. The motion carried. A vote was held to determine whether the copies should be mailed or hand delivered by Block Captains. It was decided by a vote of 18 to 9 that the Block Captains deliver the notices. Discussion was also held on the value of a Newsletter, to be distributed along with the minutes. Donna Rae will handle preparing the newsletter. Donna also mentioned that she and her husband, Terry, have a landscaping business and would be happy to give quotes for service. The number for Springfield Lawn is 521-7226.

A discussion was held on the Covenant violation letters that have been sent out to a number of our homeowners. Most of the violations pertain to unpainted roof vents, non-existent or improper style of gas lights, recreation vehicles (including boats and jet skis) being parked more than 72 hours in driveways, and unkempt landscaping. Most of the recipients of the letters have complied with the requests and made the necessary corrections. Any homeowner who does not comply will be turned over to our attorney for legal action. If that becomes necessary, the homeowner will also be responsible for payment of the legal fees incurred.

A question arose about locking inserts for our mailboxes. Lana Corneau has a contact at the manufacturing company that makes the mailboxes and she will check on the availability of and cost of the inserts. Check the website where the information will be posted soon.

The upcoming Summer picnic was discussed. The date is July 16, 2005, from 5:00-8:00 p.m. at the gazebo at Crescent Park. Several of our neighbors have offered items for the party. Outback Steak House, at 71st and Memorial, will provide hamburgers and chicken (and possibly Bloomin' Onions). Chick-Fil-A is donating chicken nuggets. Billy Sims BBQ is providing Billy Beans and Slaw. The Crescent HOA will provide an Ice Cream truck and popcorn. Bruce Berman, of Coldwell Banker, is providing a Jupiter Jump for the children. Misty Jackson, a graphics designer in the neighborhood, is donating her time to make the flyer (which will also be delivered along with the minutes). Another community business member in the Crescent, Danita Laboyteaux, is providing the printing of the flyer.

These donations are a huge act of generosity and it would be most appropriate if we express our thanks by supporting these businesses and/or making sure to voice our thanks to each of the contributors.

A question arose about the possibility of converting our individual gas lights to electric lights. This is absolutely do-able at the homeowner's expense.

The meeting was adjourned at 8:30 p.m.