

MINUTES

Crescent Homeowners Association Meeting

June 15, 2006

The meeting was called to order at 7:00 p.m. by **Ryan Myers**, President, at the Church of the Nazarene. There were approximately 19 people in attendance. Ryan started the meeting with a quote by John Kenneth Galbraith.

Secretary's Report – Lana Corneau

The previous meetings' minutes had been delivered to all Crescent homeowners and were approved as printed.

Treasurer's Report

Peggy Loop, Treasurer, reported on the financial condition of the Homeowner's Association. As of the meeting date, we had received all of the 2006 dues payments. Our current bank balances total \$66,423.52, which is made up of \$33,344.14 in the operating account, \$2,020.03 in the money market account and \$31,059.35 in a C.D. The C.D. is at BOK and earns interest at the rate of 4.15%. Peggy has changed the terms of the C.D. so that there are no penalties for withdrawals of funds. A copy of the Treasurer's Report is included with this package.

Old Business

Security in the neighborhood was again a main topic of discussion. Ryan reported that he receives a log of incidents from the security company every week. Knight Watchman Security does drive by inspections through the neighborhood between the hours of 7:00 p.m. and 6:00 a.m. We will ask Knight Watchman to be more vigilant in checking for open garage doors and to notify the resident of open doors until 10:00 p.m. Ryan is still exploring identification stickers for the cars of all Crescent homeowners and he should have samples in the next week or so.

One Crescent Ridge homeowner (at 8109 S. 68th E. Ave.) is experiencing ongoing incidents of vandalism, loud parties in the neighborhood, teenagers driving on his lawn and urinating on his house and he was encouraged to report the incidents to the Tulsa Police Department. Ryan will also ask Knight Watchman to more actively enforce the rules of the neighborhood so that all may experience quiet enjoyment of their homes. Other suggestions included contacting the Mayor's Hotline and the Department of Human Services if children are left at home, unsupervised, for long periods of time.

There was another report about kids drinking in the green belt area near the Sheridan Street entrance and about loud parties on S. 68th E. Avenue. Knight Watchman Security will be asked to document all complaint calls and report them on the weekly log to Ryan.

It was reported that the window of the home on 83rd Place that was vandalized in February has still not been replaced and the HOA will contact the homeowner and ask that the

window be installed as soon as possible. Having plywood covering the window for four months is too long and very unsightly.

None of the Alert Neighbors Block Captains attended the HOA meeting so there was no progress report. However, we discussed the need to buy the Alert Neighbors signs to post throughout the neighborhood.

Ryan reported that Georgia Ann Muenzler of the Tulsa Urban Development Commission and a landscape architect is working on plans to upgrade our neighborhood Crescent Park. We are not eligible for Vision 2025 money as that is earmarked for low income neighborhoods, but we may be able to get some of the 3rd penny sales tax money to secure playground equipment, park benches or other amenities and to make the park safer.

New Business

It was reported that a hit and run driver came through the fence at the east end of the neighborhood on 81st Street two weeks ago. A claim has been filed with State Farm Insurance for the repair of the fence. We will have to pay the \$1,000.00 deductible and then State Farm will try to recover this money from the driver, who left the scene but his car tag was recorded. We will get three bids and also find out who repaired the fence last year when the same thing happened a little further west on 81st Street.

A brief discussion was held on the merits of hand delivering the minutes of the HOA meetings – the cost is \$60-100 for the copy service. The minutes are posted on the website, so barring any future change of heart this will be the last set of minutes that are hand delivered. Sue Bayliss, a Crescent homeowner and real estate agent, generously offered to sponsor the cost of the photocopying for this month's minutes. We also discussed the possibility of encouraging our neighbor business owners to advertise on our website or to sponsor the cost of future newsletters, minutes, etc.

The question was posed about a Summer Party, but there were no volunteers to coordinate the event. The possibility of a Fall movie night was discussed and will be further explored.

An old problem seems to be recurring, that of people not stopping at the Stop Signs in the neighborhood, both on 84th Street and on 70th E. Avenue. REMEMBER – SCHOOL IS OUT and there are many more children out and about. PLEASE.....SLOW DOWN and DRIVE CAREFULLY in the neighborhood.

Ryan ended the meeting with another quote: “Good fences make good neighbors”. Please try to resolve issues with your neighbors before contacting you HOA Board. Settling Neighborhood disputes is not part of our job description unless Covenants or Bylaws are violated. The Officer's contact information is listed on our web page at www.crescenthoa.com . Let us know if you are interested in advertising or sponsoring the cost of copying the HOA meeting minutes or flyers.

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