

MINUTES

Crescent Homeowners Association Meeting

July 16, 2009

Website: www.crescenthoa.com

The meeting was called to order at 7:00 p.m. by **Ryan Myers**, President, at the Church of the Nazarene. There were approximately 14 homeowners plus three 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 7 dues payments outstanding for 2009, 2 dues payments outstanding for 2008 and 1 dues payment outstanding for 2007. All outstanding dues for previous years are being handled by our attorney, Chris Davis, who has filed liens on the properties that have not paid dues. Late fees have been added to the current outstanding dues for 2009 and they too will be turned over to our attorney so he can file liens if payment is not received by the end of the month. 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. Copies of our current financial statements were available for review.

One question was raised at our last meeting as to why we are paying taxes as a non-profit organization. Julie advised that we are a non profit organization but not a tax exempt organization. Julie continues to look for a new accounting company, but the two that had been suggested do not do audits, which are a requirement for our HOA, so we are still with the same company.

Corey McCormick reported on our neighborhood surveillance system. He stated that the security cameras that have been installed are now working as they should. Corey has installed signage throughout the neighborhood, in both English and Spanish that advises potential perpetrators that our neighborhood is equipped with security cameras – we hope the signs will act as a deterrent to anyone targeting our neighborhood for burglary or other criminal activity. We will be switching to a better camera but we are still having trouble finding hosts for the cameras. We expect to have cameras installed where we do have hosts and at the entrances by the first week of September. If you have any questions or suggestions regarding the camera situation, Corey can be reached at 629-0710.

Tricia Riggs reported on the success of the first Movie Night in the Green Belt, and it was deemed a big success by all who came and saw Hotel for Dogs. Over 70 people attended, there was popcorn, snow cones and glow sticks and everyone enjoyed the event. The HOA may need to buy some speakers for our movie nights – we were able to borrow some this time, thanks to the Jackson's. Movie Night is scheduled for the 2nd Saturday of the month through the summer.

Ryan reported on the painting project for the perimeter fence along 81st St. He secured three bids and we have accepted a contract for \$3,500.00, with the work to begin in the next few days. The fence will be pressure washed and stained in hopes of extending the life of the fence. Ryan also has a Handyman coming out to give us a quote to paint the entrances on 81st St.

New Business

Two of our accent lights have been vandalized (one on 81st St. at the easternmost entrance and one at the Sheridan St. entrance). We are obtaining bids to replace the broken lights and it was suggested that we might want to change out the fixtures to a more energy efficient style. We can change out two at one of the entrances and put the one good remaining fixture with another at a different location to have them match at each entrance. Corey McCormick offered to contact an electrician he knows for a bid to do the work.

A question was raised about the 48-hour rule for Recreational Vehicles. Residents are asked to limit the time they park any type of RV, boat, trailer, etc. to less than 48-hours in their driveway or on the street. Our Covenants prohibit parking this type of vehicle longer than four days and we need everyone's cooperation in complying with this requirement.

Another question was raised about an apparently vacant house in the neighborhood that has very high grass and weeds. Ryan advised that the HOA can write a letter to the homeowner, asking them to keep their yard under control, and if the homeowner does not comply we can have the yard mowed and file a lien on the property. Send Ryan the address of any offending property and he will attempt to contact the homeowner.

A question was raised about the status of the Crescent City Park. The work appears to be complete but a porta-potty has been left sitting in the open area between the two ponds and cones have been thrown into the upper pond. It was suggested that anything like that be reported to the Mayor's Action Line.

As there was no further business, the meeting was adjourned at 8:30 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:

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