

# MINUTES

## Crescent Homeowners Association Meeting

August 7, 2008

Website: [crescenthoa.com](http://crescenthoa.com)

The meeting was called to order at 7:05 p.m. by **Ryan Myers**, President, at the Church of the Nazarene. There were approximately 42 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.

Mary Arnold, HOA Treasurer, gave her report. There are still two homeowners who have not paid dues for 2007 and liens have been placed on those properties by our attorney. There are also five dues outstanding for 2008. The accounts of these five homeowner's have been turned over to our attorney, who will send out demand letters and then, if he receives no payment or response, he will place liens on their property. A brief discussion was held on whether or not to publish either the names or addresses of those delinquent homeowner's, but it was determined that we should not do anything unless advised to do so by the attorney handling the matter. Mary also reported that we have paid off the loan for the security camera installation. We currently have two C.D.'s that recently matured and were rolled into our checking account. We will consolidate them into one C.D. and keep it flexible in case we should need the money.

Ryan announced that he is extremely unhappy with Omni-Watch, the company we contracted with to install the security cameras. They are not responsive to our needs, have been unable to help us with placement of cameras, and, even though they assured us the cameras would not slow down the homeowner's Internet service, they actually do. Of the original contract, we have paid 50%, or approximately \$18,000.00, but we have only installed equipment totaling \$3,000.00-3,500.00. A discussion was held on whether or not we should try to get a refund of our unspent money from Omni-Watch and to find another company that will be more responsive to us, as well as to investigate a wireless system that will not be a burden on individual residents. It was also suggested that we would store our own information, rather than depending on an outside service. A motion was made by Bruce Bradford, seconded by John Marquis, to have Ryan fire Omni-Watch and to request a refund of the balance of our deposit. The motion carried. If and when we are able to get the refund, we will investigate other options, get bids from new companies, and then present the findings at a future homeowner's meeting. The installer with Omni-Watch, who has his own separate business, will work with us and make recommendations for a new system. The discussion was tabled, to be brought up at a later date.

## **New Business**

A discussion about roofing materials, and our Covenants, followed. Mike Wilson pointed out that the Covenants are written so that the Architectural Committee has the ability to approve materials other than those stated in the Covenants, which would relieve us from having to formally change the Covenants. It is our intention to broaden our choices of roofing materials while maintaining uniformity of style, color and appearance throughout the neighborhood. After a lengthy discussion, Chuck Bigbie made a motion to amend the Covenant under item B-12, to read: Roofing on all residences in the Crescent shall be the equivalent of Tamko Heritage 25 composition shingles in the color Weathered Wood, or an acceptable alternative with the same style and color with a minimum manufacturer's warranty of 25 years. The motion carried. The Crescent HOA website will have a list of roofing materials that have been approved by the Architectural Committee.

The need for volunteers to head up or work on committees was discussed. Neighborhood parties and activities depend on volunteers to coordinate the events. There were no volunteers to head up committees for the Halloween party or future events, so the matter was dropped. We cannot continue to ask for help with Association activities with no response from the members.

Ryan requested 2-3 additional members to serve on the Architectural Committee, and Mike Wilson, Mike Arend and Bruce Bradford volunteered

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