

MINUTES

Crescent Homeowners Association Meeting

February 17, 2011

Website: www.crescenthoa.com

The meeting was called to order at 7:00 p.m. by **Jeff Puckett**, HOA President. There were twenty-one homeowners plus three officers in attendance. Jeff introduced himself and the other officers.

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 all but twenty-eight homeowners out of 372 have paid their 2011 dues. Reminder letters will be sent out and fines will be assessed on March 1, 2011, for any unpaid dues. There are still several accounts that remain unpaid from previous years. We have filed liens on all properties that are delinquent from previous years. We had previously reported that the Association's 2007 taxes were re-filed because the returns had been filed as a business entity rather than a non-profit organization, and we have since received refunds for those taxes. The HOA currently holds one Certificate of Deposit, one Small Business checking account and a Business Investor account. All accounts payable are current. Copies of our current financial statements (for 2011) and for last year (2010) were available for review.

Old Business

As was reported in the minutes of our last meeting, the block wall at the Sheridan Street entrance was repaired, the landscaping and sprinklers that were damaged were replaced and/or repaired, and we were reimbursed for all damages by an insurance claim, less our deductible.

New Business

The election of officers was next on the Agenda. Lana Corneau had advised the Board that she would not be returning for another year as Secretary, and Angela Bax agreed to serve in that capacity. Mike Wilson nominated Angela for the position and she was unanimously elected. Jeff Puckett and Julie McCormick were retained as President and Treasurer, respectively. Jill Kurtz also agreed to continue in her position as our liaison with the landscape company.

New homeowners attending the meeting were introduced and we welcomed Faith Emory, Sam Gresham, Dale and Maxine Hartz, Christine Kepley and Molly and Jim Scott.

Jeff Puckett gave a synopsis of the recent issues surrounding the record breaking snowfall experienced in Tulsa over the past few weeks. He had tried to hire a service to clear the entrances to the neighborhood but was unable to find anyone for the first several days following the storm. Between the first and second storms, he did secure a crew from Moorhead Construction to clear the three entrances and some of the main intersections in the Addition. Jeff explained that he, as President of the HOA, is only authorized to spend \$1,500 without a vote of the membership, and he did spend that amount. While he received many calls from residents wanting more areas cleared, he did not have the authority to spend more money. A discussion followed concerning this issue. One suggestion was to increase the amount that the president can spend in an “emergency” situation. Molly Scott and Mark Belluomo volunteered to work on a task force regarding the snow issues and road clearance for the future. Since Tulsa does not normally experience such large snowfall amounts, we hope that this will not happen again but we want to be more prepared if it does. After a review of our financial records, we determined that we have only paid to have snow removed one other time in the past. We plan to try to get our neighborhood high on a contractor’s priority list for service and we will contact our landscape company to see if this service can be added to our contract at a separate hourly rate.

A brief discussion was held on the various prices paid by some homeowners to have their driveways shoveled and/or cleared. The range was \$20.00 for snow blowing, to \$40.00 for shoveling, to \$125.00 for a bobcat front loader.

We received an unsolicited bid for landscape service but the consensus was that Omega is doing an excellent job for us, and they did not raise their rates this year, so we will continue to use them for our landscape needs.

A question was raised about our drive through security service – is it still in place? Knight Watchman continues to patrol the neighborhood six nights a week, varying their hours. We receive written reports from them and everyone present decided it would be beneficial to copy all homeowner’s on the reports as we receive them (to those whose e-mail addresses we have). We will notify the company that many more eyes will be on their reports going forward, which we hope will make them more accountable.

A question was raised about the status of the security camera installation. We are currently waiting on new cameras to become available (sometime this Spring). These new cameras offer much better pictures/resolution. The plan is to get our hard assets from the company we had contracted with in the form of the cameras (to use up our deposit of approximately \$26,000) and then to hire another company to monitor them in the future. The current company has been plagued with problems and has been unable to fulfill the contract to our satisfaction. However,

we have also experienced problems with finding suitable locations for the cameras to be installed. The whole project is a “work in progress” and is moving at a snail’s pace.

A question was raised about the young girl who was almost grabbed while getting her mail. We have heard no more about the incident, other than to say that the Tulsa Police Department did several drives through the neighborhood after the incident and they occasionally sit in unmarked cars in the neighborhood doing surveillance.

As there was no further old or new business to discuss, the meeting was adjourned by 8:15 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:

**angela.bax@cox.net or to
Julie@mccormicksgroup.com**