

**Minutes
Crescent Homeowners Association Meeting
February 26, 2015**

The meeting was called to order at 7:05 p.m. by Steve O'Sullivan, HOA President. There were 19 homeowners and three officers in attendance.

Minutes from the October 23, 2014 meeting were handed out to those in attendance, and they were approved.

Treasurer's Report

*Treasurer Tricia Riggs discussed the current report. The Crescent HOA has a current balance of \$95,411.00, included in that is \$62,000 in the operating account. It's the goal of the current HOA Board to build up a savings for maintenance on fences that line 81st and South Sheridan.

There are 33 homeowners who haven't paid their 2015 dues. 8 of them consistently don't pay, some of those homes are in foreclosure or bankruptcy.

* Fine notices will be sent out and those who don't pay by March 15th will have to pay a penalty, in addition to the current dues of \$130.00

Old Business

Christmas lights – there were some issues with the lights staying on this year. An electrician checked the entrances and felt the outlets may be overloaded, or when they sockets get wet it will shut down. The electrician will come back in the Spring when it warms up and reevaluate the situation and repair what is necessary.

Covenant Violations – Most homeowners abide by the HOA Covenants. There are a handful of neighbors who continue to disregard the rules. The main issue is Trash Can Violations. By Covenant rules they are to be hidden.

According to:

Section II.B.19 of the restrictive covenants, which states (in part);

“Garbage and trash cans shall be concealed from street view, except within 12 hours of regular curbside collection.”

****Trash cans or recycle bins cannot be left by the curb, on the side of your house, on the front porch or in front of your garage door.***

There are a number of houses for sale in the neighborhood and the HOA Board is asking that all homeowners respect their neighbors and comply with the rules and covenants of The Crescent HOA.

New Business

The current HOA board continues to work on updating the covenants and bylaws. This has been a slow process but it is coming together and it's expected the covenants will be updated in 2015. The law firm of Eller and Deitrich looked over the current covenants and found some problem areas. The board is working on correcting those issues to make the HOA Legal.

In the meantime the board encourages residents to abide by the current covenants in place

* One of those issues is to change the name of the HOA to The Crescent Homeowners Association. This item was Voted on and approved

*There was also a motion to give the HOA Board of Directors the ability to complete and sign all documents to make the name change effective. This item was voted on and approved. The filing will be sent to the secretary of state to make it official.

*Gas Lamps- Need to be lit. Helps the look of the neighborhood. Many in the neighborhood have become an eyesore and need to be painted too. If yours needs to be lit call the number on the crescenthoa.com website and they will take care of you.

*Election of new board members - While no one in attendance offered their services, the door is always open if anyone wants to be a part of the HOA.

*Michael Thompson, a young resident of the neighborhood, addressed the board about putting in a basketball goal near the pond. The pond is property of Tulsa Parks and we agreed to contact them to see if it was possible. One of our homeowners works for the city and he offered any assistance to help with the court. Liability and maintenance issues were also raised.

*One homeowner asked about painting the exterior of a house. Covenants require only certain colors can be used and the architecture committee may need to be contacted.

*Several homeowners expressed concern and disappointment that others continue to leave their trash cans out in front of their house or visible on the side of their house. Questions were also raised about cars being parked in the street and hurting the value of the entire neighborhood.

The meeting was adjourned at 8.05.