

MINUTES

Crescent Homeowners Association Meeting

January 22, 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 25 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, reported that there are still 82 dues payments outstanding for 2009, which is about the same as last year. Dues are not delinquent until January 31, 2009. All outstanding dues for previous years are being handled by our attorney, Chris Davis, who has filed or will file liens on the properties that have not paid dues. The 2008 1099's are being prepared by the accounting firm of Regier Carr & Monroe, LLP. Mary determined that the accounting firm had made an error when they filed our 2007 taxes and an amended return will have to be filed. This should result in a refund of overpaid taxes of \$4,500-5,000. The amended return should be prepared at no expense to the HOA, and we may change accounting firms due to the quality and expense of the current accountants. 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.

Mary also reported that our operating expenses have gone up (lawn service, accounting fees, repairs and maintenance) and it may be necessary to raise our homeowner association dues at a future date. The repair and maintenance category pertains mainly to the damage caused to our common area fence along 81st Street, which was damaged for the third time by an alleged drunk driver. We have been advised by our insurance company that we should not file claims for this type of damage, but to only use our insurance for catastrophic events. Otherwise, they are threatening to cancel our insurance coverage.

Ryan announced that Omni Watch, the company we contracted with to install the security cameras, is not willing to refund our money. Our attorney reviewed the contract and advised us that to dispute the contract would require Arbitration, in Dallas, TX, which could be a very long and expensive process.....and Omni Watch would probably prevail in the end. A discussion was held on our options: (1) Arbitration in Texas, (2) walk away from our investment, (3) install cameras at the entrances using a wireless technology and mounting the cameras on poles since we are unable to secure placement on resident's property, (4) install smaller, less expensive cameras and signage and hope it has a deterrent affect. There are newer cameras now on the market that have better resolution, better color, and we will talk to Omni Watch about securing these cameras, using our current deposit. Further discussion was held on the

importance of having a clear cut service contract that spells out the level of service to be provided.

Corey McCormick made a motion, which was seconded by Gary Michaels, that we explore the feasibility of using the balance of our deposit for the purchase of the smaller cameras. The motion carried. Corey volunteered to head up a subcommittee to assist Ryan in getting the best equipment and service available, using our deposit and not spending any additional money. They will also explore the possibility of using part of the deposit towards the monthly service fee, which is \$15.00 per camera, per month. If you have any questions or suggestions regarding the camera situation, Corey can be reached at 629-0710.

Ryan reported that our Fall party, organized by Cara and Adam Leavitt and their committee, was a big success. Thank you, Cara, Adam and your entire committee!

A status report was given on our Association Directory, which has been painstakingly assembled by Sharon and Archie Edwards. The Directory is ready to be printed and will be distributed by our block captains. A motion was made and carried to provide free 2009 Association dues to the Edwards for all of the time and effort expended in compiling the data for the Directory. Thank you Sharon and Archie!

Thanks were given to Sue and John Bayliss for the holiday decorations they installed and took down at the three main entrances to the neighborhood. Thank you, Sue and John!

Thanks were also given to Lee Pang and Don Buss, for keeping our common area lights burning brightly. We appreciate you, Lee and Don!

New Business

The election of officers was next on the Agenda. After much discussion, Julie McCormick graciously agreed to take over the position of treasurer of the Association. This is, by far, the most time consuming job. Mary Arnold has done an outstanding job as treasurer for the past two and a half years, and has gotten our books in excellent condition. Mary will help Julie with the computer program in place so we have a smooth transition. Thank you, Mary, for all of your hard work. Questions pertaining to the treasury can be directed to Julie at 493-6265.

Lana Corneau agreed to stay on as secretary, as there were no other volunteers, and Ryan also agreed to continue as our president. He hopes that we will plan more social events in the coming year, and he wants to see the security camera situation through to completion.

Cara Leavitt volunteered to be our social committee chairman, and Kimberly Roy will assist Cara on the committee. Our next event will be an Easter egg hunt. Cara also plans to try to obtain e-mail addresses for all of our Association members. We currently have a fraction of the e-mail addresses. If you would like to provide your e-mail address, send an e-mail to: livingontulsatime@cox.net and we will add you to our list. Be assured that we only send out e-mails occasionally, pertaining to neighborhood news or activities.

Several homeowner's who live across from Crescent Park requested that all residents advise their children to stay off private property. Please ask your children to refrain from skateboarding, skating, bike riding or playing in anyone's driveway except their own.

A brief discussion was held on gating the neighborhood, which is not a viable option due to the number of entrances, the expense to maintain the streets and sewers. We have explored this topic numerous times in the past, with the same conclusion.

A question was raised about the preferred roofing materials approved by the Architectural Committee. The following shingles have been approved:

- Tamco Heritage Weathered Wood H-25, H-30 or H-50
- GAF ELK Timberline 30 year laminate - Weathered Wood
- Certainteed Landmark Weathered Wood
- Owens Corning Duration Premium 30 year Weathered Wood

Any shingle which meets or exceeds the specs of the previously approved Tamco Heritage Weathered Wood H-25 shingle and also matches the color and style of the approved Tamco shingle would be an acceptable alternative. Any shingle not meeting or exceeding these criteria would need approval by the Architectural Committee, in writing.

As there was no further business, the meeting was adjourned at 9:00 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:

LIVINGONTULSATIME@COX.NET