

Crestmoor Park Homeowners, Inc.
First Filing
Board of Directors Meeting
July 7, 2009

A meeting of the Board of Directors was held at the home of John and Alexis Fischer. Those present were John Fischer, Alexis Fischer, Denise Bennett, Janet Warren, Jack Scott and Mike Harms. The meeting was called to order at 6:10 PM by President John Fischer.

Janet Warren moved to approve the minutes of the Board's October 8, 2008 meeting which was seconded by Jack Scott and approved unanimously.

There was no official Treasurer's report, but Treasurer Mike Byrne informed John Fischer prior to the meeting that there is a surplus of \$12,000.00 in the treasury before the dues for 2009 are collected. With this in mind, the Board subsequently voted unanimously that we not need raise the current \$150.00 dues rate for 2009. It was noted that our main expense is the cost for our Security Service.

Water for the two Crestmoor Drive islands was turned on at the end of June. There are plans for final plantings for the East Island, but planting hasn't yet occurred because of heavy rain and construction around the island.

A new website for Crestmoor One filing is being drawn up by one of the Fischers' relatives. The website will include the neighborhood roster, minutes of Board meetings, financial reports, news items etc.

There was some discussion about Responsible Governance Policies. These policies cover things like the enforcement of covenants and responsible investment of reserve funds. It was noted that it wouldn't be prudent to hire a lawyer if needed-we should rely on the many lawyers in the neighborhood for services.

The main discussion of the meeting centered around the Annual Block Party. This year the party will be held on Monday, August 24. The business meeting will start at 6:30 this year. John Fischer will email and mail invitations to the members. This year we will ask for RSVPs so the caterer (Jeff of Summerhill Market) will have an accurate count AND so that there will be a quorum for official voting. The new website will have a provision for proxy voting too. One item up for voting this year will be for new or reinstated Board members. Each Board member can hold office for three years before being replaced or reinstated. No more than three people can serve together on the Board for more than three years. This year, Janet Warren, Mike Byrne, and Jack Scott will need to be replaced or reinstated by quorum vote. (Next year, 2010, John Fischer and Mike Harms will come up for replacement or reinstatement and the year after that, 2011, Denise Bennett and John Eliot will be up for replacement or reinstatement.) There is no term limit.

There was discussion about speakers for the meeting and it was decided that Mike Harms will contact

Councilwoman Marcia Johnson to invite her to speak about the construction activity on Jasmine Street. She may also comment on the Baptist Church property and the Lowry Financial Center.

For the party, Mike Harms will be responsible for drinks and ice, Alexis Fischer will be responsible for the caterer, silverware, cups and napkins and nametags. Janet Warren will call Butler rents for tables, chairs, and tablecloths. Also, she will try to see if there are containers smaller than the "horse troughs" that we currently use for drinks to help keep the drinks separate and easier to get to. Janet will also call TUBS (mini dumpsters) to see if it is cost effective to rent one of these rather than use our own trash bags and barrels.

The meeting was adjourned at 7:15 PM.

Respectfully submitted,

Janet Warren
Secretary

Crestmoor Park Home Owners Inc., First Filing
2009 Annual Membership Meeting
Monday, August 24, 2009 – 7:00 p.m.
Crestmoor Community Association Club House

The 2009 Annual Membership Meeting was called to order by President John Fischer at 7:00 p.m., after a delay resulting from the relocation of the meeting from the 300 block of Ivy Street to the Crestmoor Community Association Club House due to rain. Mr. Fischer pointed out that we had a quorum based upon responses from the membership indicating that 56% of households would be in attendance and that 18% had turned in their proxies for votes on their behalf on any business before the membership requiring a vote, reflecting a total percentage of 74%. The response from our membership letting us know who would be in attendance and sending in proxies if they couldn't attend enabled us to predict our food and beverage requirements, and will now be done each year about a month before the annual meeting.

Mr. Fischer thanked everyone who helped relocate the meeting so expeditiously, particularly Mike Byrne, Janet Warren and Tom Brown. And since rain is always a possibility in late August, and because the Crestmoor Community Association Club House has been our "back-up" for many years and is ideally set up for our meeting, the membership was asked to indicate by "yea" or "nay" whether a permanent move should be made, and the overwhelming majority indicated "yea." The added benefit of cost savings on table and chair rentals was also mentioned.

Mr. Fischer then introduced Michael Gargaro, owner of Covenant Community Services, our security patrol provider, and suggested to the membership that they could address questions to him privately and that if they were not yet on Covenant's "Open Garage Door" program they should give strong consideration to signing up for this no-cost service.

The next introduction was of Phil and Alison Thompson, the new owners of Summer Hill Market, who provided the dinner entrée consisting of sirloin for adults and hot dogs for children. (The hot dogs were their contribution to our membership meeting.) They look forward to welcoming you to Summer Hill.

Mention was made that Giancarlo Macchiarella, owner of Locanda del Borgo, provided us with lasagna and meatballs for the membership dinner as well, and that he sent us his best regards since he could not be there in person.

Mr. Fischer informed the group that a "Magic Show" had been arranged for the children this year and that notice was sent by email in advance. But, apparently,

some members with children did not learn about this in advance. Now that there are more children in the neighborhood, the Board will plan some activity for them at future annual membership meetings so parents will be free to socialize and notice will be given in advance.

Old business brought to the attention of the membership consisted of one item concerning posting political signs on properties which our Covenants heretofore prohibited. That prohibition is in violation of current state and local law, and is no longer in effect. The signage limitations were sent to the membership following last year's meeting and will be posted on our new website. As well, our Covenants will be amended so as to be in compliance with current statutory requirements.

Mike Byrne then gave the Association's financial report, indicating that while we operate at a slight deficit, we do not need to raise our dues, and that we have a current balance of \$12,015.69. Mike also reported that our complete membership is "current" with their past dues, and encouraged everyone to pay their current dues *asap*.

Mr. Fischer then announced that a website has been set-up at www.crestmoorone.com, and that while the site would not be "interactive," it would be as informative as possible, providing the membership with access to our Covenants, By-Laws, financial reports, membership roster, meeting notices, minutes from meetings, important contact information, and newsworthy information. Discussion regarding password protection for our membership roster and financial report took place, with an assurance posting these items would not be done unless password protection is available on the site. Suggestions from the membership are welcome.

Mr. Fischer reported that efforts to continually improve our islands are ongoing and that we were again slowed this year by a long delay in the city turning on the water. Hopefully, next year will see more color as plants are added.

New Business – Election of Board Members

Mr. Fischer pointed out that our By-Laws require that our Board of Directors serve three-year terms and must then either be re-elected or replaced, and that they must represent the primary streets in our neighborhood. The Board members with terms expiring this year are: Janet Warren, Secretary, representing Ivanhoe Street; Mike Byrne, Treasurer, representing Sixth Avenue Parkway; and Jack Scott, Vice President, representing Crestmoor Drive. Mr. Fischer then opened nominations after pointing out that no member previously expressed an interest in Board positions. Receiving none, the nominations were

closed. The membership was asked to vote by acclamation "yea" or "nay" for each.

- For Janet Warren – "Yea" unanimously.
- For Mike Byrne – "Yea" unanimously.
- For Jack Scott – "Yea" unanimously.

Our guest speaker, Marcia Johnson, City Councilwoman for our District 5, was then introduced. Marcia spoke about issues of concern for our neighborhood, including the Lowry redevelopment plans. The Lowry Financial Center at the corner of Monaco Parkway and First Avenue will be closing and the site will be redeveloped. Neighbors have made it clear they want strict height restrictions for any houses or buildings located on the site, and they do not want driveways or other access to be on the Monaco side of the property.

When Marcia Johnson concluded her remarks, Mike Byrne adjourned the meeting at 7:45 p.m.

Respectfully submitted,

John P. Fischer
President