

**MINUTES OF
MEETING OF
BOARD OF DIRECTORS
CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION
(Date: April 10, 2012)**

The meeting of the Board of Directors of Crestmoor Park (2nd Filing) Homes Association was called to order on April 10, 2012 by John Sadwith, Chairman of the Board, at the home of John Sadwith at 6:40 p.m.

1. **Directors in Attendance.** John Sadwith, Tom Deline, Stuart Gottesfeld, Jim Hahn, and Robert Brown.

2. **Architectural Committee.**

a. **121 Krameria.** The Board reviewed a resubmittal for new construction. The owner, pursuant to discussions with Mr. Deline, agreed to increase the use of stone on the residence's façade consistent with the Tuscan design of that house. The Board noted the absence of any significant masonry on either side of the house. Mr. Deline recommended that the Board approve the revised design subject to the condition that the owner secure written approval of the neighbors on either side. Dr. Gottesfeld seconded Mr. Deline's motion and the motion passed unanimously.

b. **101 Jersey.** Mr. Deline continues to work with the owner. The owner is in the process of preparing a more formal site plan for Mr. Deline's review.

3. **Bylaws.** Mr. Brown had previously reported to the Board that the Homeowners' Committee reviewing the Bylaws had approved the most recent draft. Mr. Hahn moved that the Board formally adopt the Bylaws as revised. Dr. Gottesfeld seconded the motion which passed unanimously. Mr. Sadwith will circulate a copy of the newly-adopted Bylaws to the Members of the Association with the Notice of Annual Meeting.

4. **Additional Director.** Following discussion, the Board agreed to increase the size of the Board of Directors to eight if a suitable candidate who is interested in serving on the Architectural Control Committee can be identified and agrees to serve. Mr. Deline will discuss possible board membership with one such candidate.

5. **Southmoor Rental House.** The Board continued its discussion of a difficult tenant situation. Several neighbors have complained repeatedly to Mr. Sadwith about barking dogs (there are four dogs and other pets on the premises) and disruptive activities. This particular house has had a history of bad tenants. As a next step, Dr. Gottesfeld will discuss management of this problem with the property's owner. The Board discussed inviting the owner to a Board Meeting to work on a resolution of the problem if Dr. Gottesfeld's efforts fail.

6. **Financial Statements.** Mr. Sadwith presented the financial report based upon information submitted by Ms. Stone, and noted several outstanding large deficiencies continuing on the part of about five homes. The Board requested Mr. Sadwith to communicate with Ms. Stone to have her increase the diligence of Ms. Millard in sending out follow-up Notices of Non-Payment to members in accordance with the Association's Bylaws and Dues Policy.

7. **Annual Meeting.** Mr. Sadwith will work with Temple Emanuel to determine a date for the Annual Meeting during the first full week in June. The Board briefly discussed the possible contents of the Annual Meeting Notice to homeowners. Mr. Sadwith will develop the proposed Notice and circulate it to the Board. The Board confirmed its earlier decision to not request a dues increase and to maintain security patrols at the current level.

8. **Adjournment.** There being no further business to come before the meeting, the Board of Directors Meeting adjourned at approximately 7:45 p.m.

Respectfully submitted,

Robert L. Brown, Secretary