

The Townes at Crabtree



2011 ANNUAL MEETING MINUTES

May 25, 2011 – 7 PM - Marriott Hotel - Crabtree

Rodney-Darryl Jones called the meeting to order at 7:09 PM. It was announced that a quorum to hold the annual meeting was present. The 2010 Annual meeting minutes were reviewed. A homeowner motioned to approve the minutes. Karen Hoffman seconded. Motion passed unanimously.

Rodney-Darryl Jones presented the past year's accomplishments and challenges, as well as the coming year's goals. Accomplishments included:

- Passed the document amendment that allowed the association to take over replacement responsibility for roofs and painting responsibility for railings. The amendment also allowed to establish staggered Board terms, beginning at this 2011 election.
- A total BMP (required stormwater maintenance pond) overhaul, including obtaining a special permit to allow equipment to access the pond, amending the filter, structure, grading, water chemistry, etc. The association received kudos from The City of Raleigh for bringing the pond into compliance after the developer left the association with no access to the area.
- Added additional dog stations and changed the dog park mulch to the preferred cedar. Additionally, the association hired "Doody Calls", a company who empties the dog waste bins and ensures the bags are always available.
- Prepared and administrated a maintenance signup process whereby homeowners were offered a reduced rate for gutter cleaning, window cleaning, deck staining, and gutter guards.
- Completed a drainage overhaul with an engineer for specific common areas that were experiencing standing water and flooding.

Goals in progress included:

- A makeover of the entrance flower bed. Additional flowers will be added and the bed will be extended. The new layout will prevent the flowers from covering the community's name on the sign.
- The addition of outdoor message boards and benches.
- Two planned social events: movie night and casino night.

Goals for the coming year included:

- Establish a pets committee
- Review and revamp the parking policies and repaint the "no parking" areas on the curbs.
- Work with an engineer to notify homeowners of a possible defect or repair need for their decks and suggest a safe fix.
- Ensure homeowners are maintaining gutters and downspouts to prevent drainage problems from occurring in the common areas.
- Obtain more involvement from members of the community.
- Communicate better with the owners, including revamping the website, adding the outdoor message boards at the mailboxes, and sending more frequent newsletters.

The financials were reviewed and the 2011 budget was provided.

The open forum was held and homeowners had an opportunity to present opinions, suggestions, and questions to the Board of Directors and the association management.

Homeowners who wished to run for the Board of Directors were introduced. The election was held and votes were counted. Karen Hoffman, David Thoma, Gayle Ray, Mike Sanders, and Rodney-Darryl Jones had the highest vote tallies and were therefore elected to the Board.

There being no further business, Rodney-Darryl Jones adjourned the meeting.

Respectfully submitted,
Crystal Whittenton, CMCA, AMS, PCAM
Community Manager, PPM, Inc.