

# THE TOWNES OF CRABTREE HOMEOWNERS ASSOCIATION 2009 ANNUAL MEETING

March 19<sup>th</sup>, 2009 / 6:30 P.M.

Call to Order @ 6:40 PM

## **Introduction of the Board- Chad Eckhardt, Board President**

All Board Members: Chad Eckhardt, Gayle Ray, Warte Moore, Johann Luyt and Rodney Jones

## **PPM Representative: Lena Deptolla, Community Manager**

Website Discussion  
Survey: Transitional Study of Pulte  
Newsletter

## **Policies- Chad Eckhardt, Board President**

Pet (dog) related issues and proper waste disposal  
Parking issues

## **Contracts- Chad Eckhardt, Board President**

Landscaping contract re-negotiated with new vendor: Brickman which improved service and reduced annual costs.

Termite contractor: Kil Mor was awarded new contract with additional service at reduced annual costs of approximately \$1300.00.

## **Enhancements- Warte Moore, Vice-President**

Landscaping: uplighting along crepe myrtles;  
Shrubs/flowers added; and 3 additional pet stations installed.

## **Stormwater Management- Rodney Jones, Member at Large**

There was discussion regarding the lack of access to pond for maintenance.

The pond has currently failed City of Raleigh criteria and Pulte's deficiency and responsibility was discussed and will be further addressed in near future.

## **Reserve Study- Gayle Ray, Treasurer**

The Reserve Study will be conducted by Bob Giles, P.E. to examine the expected life of all the common areas and their maintenance needs to be budgeted for in the future. The Reserve Study will give the board a budgeting tool for what maintenance should be expected to be performed in what year and the approximated cost as well as what amount of funds ought to be in the Townes at Crabtree Reserve Accounts. The Board is going to include in the study the repair of roofs although currently it is not an HOA repair item, the Board would like to see what benefits there would be to budget for a large replacement done at one specific time. The Board is purchasing five \$12K CD's in a tier of expiration dates.

## **Elections: 5 Member Board**

No volunteers were submitted to PPM and no nominations from the floor. The current Board has been re-elected to serve another term.

Adjournment @ 8:15PM