

**Crescent View Board
Meeting Minutes
September 11, 2012**

Present: Paul Stedman, Pete Shirley, Randy Mollenberg and Jay Hiester

Financials: The Board reviewed the financial statements and all line items are within budget. There are, however, a few owners that are delinquent on their monthly dues. Numerous condo associations disclose to all owners the ones that are delinquent. Obviously the reason they do that is to embarrass the delinquent owners into paying their dues current. The Board discussed whether or not to publish this information but chose not to at this time. However, if this trend continues, the Board will seriously consider publishing the names of owners that are delinquent on their monthly dues. Remember, our budget and cash flow is dependent upon all owners paying on a timely basis.

Lock Boxes: The lock boxes have been ordered and will be installed within the next few months. The boxes will be attached to the back side of each condo (carport side) next to the door. The combination to the lock boxes will be restricted to selected individuals, including Mark and the fire department.

Those of us who ordered an extra box for our own personal use will be installed on the front deck by the closet door. Dan Ginsey will bill us directly for the cost of the personal box.

Deck Carpet: As mentioned in the last Board meeting minutes, the carpet on some of the decks on building A and B need to be replaced. The Board has obtained several bids and are awaiting at least one more before deciding on the replacement carpet. The Board did look at replacing the carpet with other products, including concrete, vinyl and tile, but the costs was prohibitive. The carpet on buildings A and B will be replaced in the spring.

Boat Trailer Parking Stickers: It has been brought to the Boards attention that boat trailer parking stickers have been given out to non owners. Owners giving out parking stickers to non owners are in violation of the rules and regulations adopted by the Board of Directors. **Be advised: Any non owner boat with a Crescent View parking sticker will be towed off the premises at the expense of the boat owner.**

Pool Codes: Giving out our pool code to non owners other than guests is also in violation of the rules and regulations adopted by the Board of Directors. **Remember, you must be present in order for a guest from the camp grounds, white condos or the mobile home park to use our pools.**

Dogs: Dogs running loose without a lease and going to the bathroom on the grass continues to be our number one complaint by most owners. **We all love dogs and I'm sure your dog is the cutest, but, please have consideration for other owners who may not feel the same way. Also, please inform your guests and/or renters that they are not allowed to have pets at Crescent View. NO EXCEPTIONS.**

Fire Lanes and/or No Parking Areas: Parking in areas designated as No Parking and/or Fire Lanes is strictly prohibited.

Fine System: As a result of the numerous violations and complaints from owners this last summer, the Board will be imposing the fine system approved by the associations attorney, Hugh Lewis, and approved by the Board in 2006. The fine system is as follows:

MINOR OFFENSE

First Offense: \$ 50.00
Second Offense \$ 75.00
Third Offense \$100.00
Continuing* \$ 10.00/day

MAJOR OFFENSE

First Offense: \$100.00
Second Offense \$200.00
Third Offense \$500.00
Continuing \$ 50.00/day

*For conditions that the Board determines represent continuing violations, each day of non-compliance shall constitute a separate offense for which a daily fine may be imposed.

*Minor Offenses are those which involve no threat to human health and safety nor risk of harm to valuable property.

*Major Offenses are those which do involve a threat to human health and safety or risk of harm to valuable property.

Sun Shades: If you decide to get a sun shade for your unit it must be attached behind the drip line and cannot be extended out beyond the drip line. The Board recommends the Coolaroo Sun Shade carried by both Lowes and Home Depot. The Board also recommends the color "Desert Sand" as it blends in well with the stucco. Not all Lowes and Home Depots have the color "Desert Sand" in stock, but if you go on line you can see what stores do, or you can order the Coolaroo "Desert Sand" and have it shipped to the store closes to you.

Please, if you decide on a sun shade, get the Collaroo Sun Shade, "Desert Sand" so we don't look like a patch work quilt when the shades are down. Thank you.

Annual Budget: We will still have the annual home owners meeting in May, but will be presenting the 2013 budget for your approval in December 2012. It always seemed strange to have the approval for the budget five months into the year. Oh well.

Please note also that there will likely be a special assessment in the 2013 budget for repairs to the Island and Kiddy's pool.

The next Board meeting is scheduled for October 19th in Bellevue.

The pool code for October through April is in the owner's area of www.crescentviewcondos.com