

Minutes

Crestwood Homes Association (CHA) Board Meeting –Eileen McManus home
February 1, 2010

Current Board Members: Paul Sinclair, John Crawford, Eileen McManus, Mary Mullins, Ginger Hertenstein.

Neighborhood communications: Ken Spare

1. CHA Meeting Minutes from January 2010 were approved as amended
2. Parks & Points Bids – Paul and Eileen provided an overview of the hiring of the current Parks & Points vendors. In 2009 bids were obtained from Summit Lawn & Landscape, Rosehill Gardens and JB's Organic Yard Care of which the latter two were chosen. The board was satisfied with the job that these companies did in 2009 and decided to renew their contracts for 2010. In discussing the contract with JB, it was noted that JB has offered organic maintenance for the past 6 years, free sodding of the 54th & Cherry Island in 2009 valued around \$500, and is offering a free mow of all properties which was valued at around \$400. In discussing the contract with Rosehill, it was noted that several neighbors have commented that the points have looked much better than in the past and that maintenance has been more timely and thorough. As far as tree maintenance goes, if funds are not used for trimming or tree removal, we hope to get a tree planting plan from Country Club Tree Service in the spring or fall to replace several trees in the parks. Eileen has spent many hours monitoring the vendors and discussing our needs with them.
- 3.
4. 2010 Calendar of events were set as follows:
 - Easter Egg Hunt : Saturday April 3 @ 10am
 - Music in Happy Woods Park Saturday June 12 : 6-9pm
 - 4th of July Parade: Sunday July 4 11am
 - Fall BBQ: Saturday Sept. 18
 - Annual Meeting: November 9

The board also acknowledged Mr. Doug Bonney's complaint regarding Eggtc for the 2009 annual meeting. The board discussed having it at this location cost nearly ½ as much as having it catered at the Presbyterian Church. The board in 2009 had decided it would be nice to offer a setting where the neighbors were not asked to bring anything. The 2009 meeting was also

much more crowded than the 2 years previous. The board will discuss as the 2010 annual meeting draws near where it will be held in 2010.

5. Street Parking Guidelines for times of snow removal was discussed. Paul suggested the board set guidelines for times when the streets require snow removal so that the removal is more effective and the streets are easier to pass. John offered to create a proposal for the March meeting.
6. The board has been approached by school board candidates to see if they could speak at neighborhood meetings regarding upcoming school board elections. The board feels CHA meetings are not the forum for this matter.
7. Parks & Points Bids – Paul and Eileen provided an overview of the hiring of the current Parks & Points vendors. Eileen has spent many hours monitoring the vendors and discussing our needs with them. The board decided to renew contracts with Rosehill and JB.
8. Welcome committee & gift certificates – the board approved \$25 can be spent per new residence occupants in 2010. Mary Mullins is heading up the welcoming committee which includes Susan Shank, Michelle Legg and John Keeling. Mary will coordinate the committee's activities and is seeking gift certificates from Axious and Europa.
9. Open Meeting Policy – John provided the board with his proposed meeting policy. The proposal was approved as amended
10. Rockhill Tennis Club Update- On January 15, 2009 RTC filed 2 documents.
 1. An amendment moving the pool in the site plan from the south west to middle-west.
 2. An application to change the South Central Area Land use plan from Residential to public/semi public. John spent some time speaking with Chip Walsh just prior to the board meeting. Chip indicated that a meeting was set up for 2/4/2010 with some of the residents who live nearest to the current Graves residence. Parking is still one of the clubs biggest obstacles. The toy museum is currently not showing much support to resolve that issue. Now that the two documents have been submitted the following is

set to take place per Ken Spare: These two applications are reviewed by staff and together scheduled to be presented, but as separate items on the docket, to the City Planning Commission (CPC) on March 2, 2010 if approved by this 8 member commission of residents appointed by the mayor, it would then go to the Planning and Zoning Committee that is made up of council persons. At both meetings there is testimony by the applicant and by any party supporting or opposing. If approved by both the CPC and B&Z they are then voted on by the full Council. There is no open testimony by parties in support or opposition at the final vote of the council. Ken also provided a "Rockhill Tennis Club Parking Facts" sheet to further explain what is needed to resolve the parking issues. Chip also explained to John that there is currently not a plan in form to communicate to the neighborhood or commission at this current time. The board discussed that the current restrictions were not recorded and that we currently do not have a copy of the restriction agreement entered into by a previous board.

Eileen asked if Crestwood can actually enforce any covenant especially if the residence changes owners. The board does not currently have the original copy of the declaration of restrictions created by previous boards. Without an original, it cannot be recorded. However, it was stated that the Graves residence borders are in proximity to Crestwood and therefore affect our community. Ken Spare stated that the recorder at the city who notarizes covenants does state that the covenant is still binding even if the property sells. Paul stated that 1) part of the Graves residence is in Crestwood 2) Neighborhoods adjacent to such properties can enforce restrictions 3) The declaration states "The agreements, restrictions and reservations and other provisions herein set forth are, and shall be covenants running with the land, supported by adequate consideration, and shall be binding upon all subsequent grantees, heirs ," Thus it is a risk, a developer must adhere to or negotiate changes with Crestwood Homes Association approval.

The board discussed the impact on immediate neighbors. City Planning Committee (CPC) looks at the plan to see if it meets law. The City Council makes the political decision; does it have a negative effect on neighbors. The two do not have agree. CPC says the developer must meet with the neighbors.

Chip and John discussed RTC meeting with the neighborhood. Chip suggested a mediator be present for the meeting(s). The board likes this idea. Paul wants a letter to go out to all Crestwood residents and also asked Ginger to forward all recent email correspondence regarding Rockhill to the neighborhood email list in an effort to be more transparent. The board asked John to be the contact person between Rockhill, the board and the neighborhood. John agreed. Paul asked for the following arrangements surrounding a meeting with RTC: 1) A public meeting with Crestwood residents at least 2 weeks prior to the CPC meeting 2) All information from

RTC is communicated to John Crawford 3)A facilitator be present 4)Rockhill picks up cost of meeting a the Presbyterian church.

Next board meeting was set for Monday March 1, 2010 at Mary Mullins home

Meeting was adjourned