



**Finney Crossing Residential Master Association  
Board of Directors Meeting Minutes**

May 23, 2019

Attendance:

**FCRMA Board of Directors:** G Miller, President  
John Borch, Vice President  
Pam Cowan, Treasurer  
Chris Motter, Director

**Lake Point Property Management (LPPM):** Rich McClain

**Finney Crossing owners:**

Teresa & Tim Connolly	403 Zephyr Road	Kerra Desseau/Joe Kutner	548 Zephyr Road
Bob McMahan	369 Zephyr Road	Bob Pietropaoli	259 Zephyr Road
Carroll & Joanne Lawes	244 Dunmore	Vicki Pratt	25 Halfmoon Lane
Larry & Sandy Shepard	79 Halfmoon Lane	Laura Frey & Donna Dobos	155 Holland Ln #2
Bob and Dorothy Morris	508 Zephyr Road	Bruce & Julie Walbridge	41 Halfmoon Lane
Les Allen	127 Holland Ln #1	David & Brenda Lathrop	518 Zephyr Road
Rudolf Carl Grandby	155 Holland Ln #3	Patti Wakeham	127 Holland Ln #5

Meeting called to order at 6:36 pm by G. Miller.

**Homeowner comments and questions:** Laura Frey, daughter of the owner of 155 Holland Ln, unit 2 reported on the on-going mold problem her mother has had since she moved in – 6/2017. She reported that even subsequent to the clean up of their unit by the builder to get rid of mold, that their 1650 square foot apartment had 72-82% humidity. They hired Knight Engineering to do some testing of the slab to try to determine the source of the moisture as well as a solution to the problem. They will report back when this is completed.

**Meeting Minutes – April 25, 2019 meeting:** P. Cowan made a motion to accept the minutes as presented. Motion seconded by C. Motter. Minutes approved by a vote of 4-0.

**Lake Point Property Management Report:**

**Warranty claims for siding defects:** LPPM was informed by Appletree Bay that no warranty claims were filed.

**Dryer vent cleaning:** LPPM was tasked to check the frequency required by the insurance company for this service. There is no defined frequency. LPPM recommends this be done every two years. LPPM to verify that no home that had this service last year be serviced this year.

**Issues log:** A lengthy issues log was presented to the board (attached). It was suggested by Pam Cowan that LPPM summarize this report instead of presenting the log itself so that the Board. This report should contain the following:

1. Nature and frequency of issues
2. Average time to close issues
3. Any issues that remain open after 1 week

**New Finney Crossing Web Page:** Rich McClain announced that a new webpage dedicated to Finney Crossing was to launch in August. Homeowners will be required to set up a profile in order to track issues associated with their homes. Pam Cowan suggested that the Board and LPPM campaign to get all homeowners to set up a profile to allow us all to have access to information specific to our homes.

**New DRC applications:** Rich presented several new DRC applications recommended for approval. G Miller asked that discussion of these be postponed until the broader discussion of DRC charter and process later on in the agenda. So, these were tabled.

**Financial report:** Rich McClain presented the year to date financial statements of the HOA.

1. The financials showed expenses to be, overall, right on budget.
2. It was pointed out by Pam Cowan that there was no way to do a budget variance report without the information around how many homes were turned over in 2019 by month. **Action Item**  
**→Rich to get Pam that information so she could properly spread the budget prior to next board meeting.**
3. Rich McClain reported that he was waiting for Snyder to figure out the stormwater permit allocation for this year. Pam Cowan expressed surprise that this process was to be re-done given Snyder had hired engineers last year to do the same thing. **Action Item →Pam Cowan to find what she could on this subject and send it to Rich McClain.**

**Exterior Issues Survey Report:** Corey provided an update of this report (attached).

1. Snyder is waiting for LPPM's final report (including pictures) on how to proceed with cement issues. Chris Motter pointed out that there is urgency around securing a vendor before summer work fills up the contractors' schedule.
2. Chris Motter has all the historical conversations on the subject of cement which he will compile into a report in time for the first meeting with the builder on the repair plan.
3. Chris and Rich will be sure repair information is available to those homeowners whose concrete problems still fall under warranty and are not HOA's responsibility.

**DRC organization:** G Miller met with the DRC to review its charter and process. G presented his recommended edits to these documents which were discussed. G thanked the DRC for their hard work

and it was decided that their input would be considered and the Board would review and decide at next month's meeting.

DRC applications recommended for approval were reviewed by the Board.

1. A request to install an awning at 41 Holland Lane was unanimously approved
2. A request to install an AC unit was reviewed. There were some unanswered questions. The Board voted unanimously to accept the application with the caveat that Chris Motter would look into issues around the slab, or base, on which the AC unit would sit to ensure there would be no issues with the ground sinking under it. Once satisfied, Chris Motter to authorize the homeowner to proceed.

**Capital Reserve Study:** The committee established to review all quotes for the capital reserve study reported that they had 3 quotes and they recommend that Reserve Advisors be retained to conduct the study, but were waiting for answers to some questions prior to proceeding. If the answers were satisfactory, the committee will proceed with the project next week.

**Question for our attorney:** As an offshoot of the discussion around the DRC applications, it was recommended we seek legal counsel to obtain answers to the following questions:  
Who is legally responsible for the A/C units? For the slab repair under the A/C unit?

**Update on Pigeons:** It was reported by LPPM that the pigeon problem is under control. In order to preserve this state of affairs, it is imperative that no homeowner install bird feeders on the property unless it is for hummingbirds. The food from these feeders attracts pigeons. Action Item → LPPM was instructed to issue a memo to homeowners warning them that Corey will take down any bird feeder he sees on the property.

**On-going LPPM reporting to the Board:** One week prior to all Board Meetings, LPPM will generate the following reports:

1. YTD and MTD operating statement with budget comparison
2. Outstanding dues report
3. Summary of Issues log

**Future Board Meetings:** It was suggested by Pam Cowan that we keep the official Board Meetings at which decisions are made and at which homeowners are present to a frequency of quarterly, and that we meet each month in closed session on all other months to allow us to get more done. Lake Point would only be required to attend official Board Meetings unless specifically asked to attend any work sessions for specific topics.

It was moved by John Borch and seconded by Chris Motter that the meeting be adjourned. The motion passed unanimously.