

**CROOKED POND POOL ASSOCIATION (CPPA)**  
**Minutes of the Annual Meeting**  
**February 23, 2019**

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**Board/Directors/Committee Members Present:**

Cindy Taylor, Vice President	George Westerfield, Director (Landscaping)
Jay Owen, Director	James Slavetskaskas, Incoming Secretary
Stuart Cox, Director (Maint)	Joyce Darveau, Outgoing Secretary

**Crooked Pond Residents Present:**

Dianna Bennett	Julie Scovel
Bart & Lois Bubnell	Nina Sharpe
Georgeann Haoepta	Kim Slavetskaskas
Pat & Denise Lacerra	Tom Stepke
Jean & Bruce Lerner	Bernadette Strong
Sally McGarry	Les Taylor
Joe & Kathleen McPartland	Kieran Welton
Carole Parry	Sherry Westerfield
Carolyn & Don Simmons	Jean Weslerfeld
	Ron & Louise Zmuda

Cindy Taylor commenced the meeting just after 10:30am and welcomed everyone.

She reviewed the purpose of the annual meeting which is based on the Covenants and By-Laws. Cindy mentioned that Judy White, President and Bob White, Treasurer had some unexpected family business which prevented them from attending this year's annual meeting. The Board felt that we should proceed with the annual meeting as scheduled rather than postpone it, which would have created additional expense and inconvenience.

She requested that all attendees please be sure that they sign in and write down an email address. She also noted the email address of the CPPA is as follows:

[hhiCrookedPondHQA@yahoo.com](mailto:hhiCrookedPondHQA@yahoo.com).

This email address is monitored on a regular basis, but we ask that you give the Board a reasonable amount of time to get to the appropriate people for answering a/the question.

**CPPA Board of Directors:**

Two new nominations were forthcoming from the membership to fill two Board Member slots. At the board meeting following this annual meeting, the Board will elect the following for the 2019-20 season:

- Cord Middleton – Past President
- Judy White – President

- Cindy Taylor – Vice President
- Bob White – Treasurer
- James Slavetskis – Secretary
- George Westerfield – Director
- Jay Owen - Director

Stuart Cox will continue as Director of Maintenance. and Joyce Darveau will rotate off the Board.

Cindy thanked Joyce Darveau, the outgoing Secretary, for her past 4 years dedicated to the Board. Her organization and timely response were appreciated by all.

**Treasurer’s Report:** (Cindy)

In the Annual Meeting handout package, there were two financial sheets for your review:

1. CCPA Calendar Year 2018 Budget vs. Actuals
2. CPPA Calendar Year 2019 Budget

The 2018 financials were closed, and the tax return was completed by Bob White, Treasurer. This information was sent to the auditors (Tom Stepke, Jim Jumpeter) for their review and comment. Cindy reviewed some of the line items in this financial sheet.

**The 2018 Budget vs Actuals:**

The budget for CY 2018 ended with a deficit of \$11,401.70. This was mainly due to repairs of the pool deck and gate, replacement of the pool filtration and salt systems and painting. The deficit was funded from the reserves, which is the purpose of reserves. A question was raised about the balances in the check book and reserve accounts. In reviewing the 02/10/19 Board minutes, it showed \$13,654.48 in the checking account and \$19,303.74 in the reserve account. The Association also has a \$10,000 C/D.

**The 2019 Budget:**

The 2019 assessment was set at \$170.00 per unit, which is the same amount as the previous two years. This was established with \$154.64 for expenses and a 10% reserve of \$15.46. CCPA By-Laws state that the following will occur for non-payment of assessment:

- (1) Late fees will be assessed beginning May 31<sup>st</sup>,
  - (2) A lien will be filed July 30<sup>th</sup> if still unpaid.
  - (3) Interest will continue to accrue on the amount owed.
- Only one property has had a lien filed. This is due to an estate situation.

**Covenants and By-Laws:**

A committee has been established, chaired by Cindy Taylor, to review the covenants and by-laws. Anyone interested in being on this committee should sign the sheet ‘Review Covenants and By-Laws Review Volunteer Sign-In sheet’.

If anyone would like a copy of the present Covenants and By-Laws please provide your name, address and email address on the ‘Covenant and By-Law Request Sign-In’ sheet.

## **Calendar Year 2018 Recap:**

### **Landscaping:** (George Westerfield)

George Westerfield and Stuart Cox have been working on improving the landscaping around the complex. George stated that the plantings have cost the Association nothing.

A drainage issue was occurring around the tennis courts. After a rainfall sand would accumulate on the tennis courts. There were about 100 mongo grass plants that were planted in the area of poor drainage and it seems to have corrected the problem.

Some new plantings were placed in the entrance area to the pool.

### **Pool/Tennis Courts:** (Stuart Cox)

A new chlorine filtration system was installed this past year; it replaced the old salt system. This was a large expense, but the system was overdue for replacement.

The pool deck was cleaned, sealed, and cracks taken care of by CG Pools prior to the 2018 pool opening.

The Board has been pleased with the maintenance services of Clearwater Pool, but the contract was sent out to bid this past year. It was sent to 7 firms with only Clearwater Pool responding. Clearwater was awarded the contract.

The gate needs to have the hinges and lock corrected before the opening of the pool April 1.

One tennis court half was striped (painted) for pickleball at a cost of \$400. A portable net was also purchased for \$100. This was done as a test to see how the pickleball activity would go. Ron Zmunda, CPPA member, took the lead in obtaining quotes. The net is not a permanent net; It is kept on the sidelines and can be rolled on and off the court as needed. Ron and another member (Sherry Westerfield) spoke up in favor of the pickleball.

## **Calendar Year 2019 Plans:**

- Possible repair/replacement of the pool chairs
- Continued aggressive management of costs to maintain assessments at current levels if possible.

### **New Business:** Cindy asked for suggestions or comments from the members.

A member (Jean Lerner) asked why the Board approved pickleball at the Crooked Pond tennis courts. She stated that at last year's annual meeting, the possibility of setting up one court for pickleball was voted down by the members in attendance; many members at today's meeting agreed. Many stated that the question about pickleball should have been sent to all CCPA members for their input. In addition to objections related to the above issue, concerns were raised that pickleball was a very loud sport which would cause excess noise that might bother nearby neighbors, the stripes on the court might be confusing to

tennis players, traffic would increase in the area and the availability of pickleball would attract people from outside the Crooked Pond neighborhood to come to play and they would 'hop the fence' as others do at the pool. Last year's minutes need to be reviewed for details and the process will be reviewed by the Board.

A member commented that the 2019 Budget was in a different format than the 2018 Budget vs Actuals with no line item for the reserve fee in the 2019 Budget. It was explained that was likely because there is no income on the 2019 Budget whereas the reserve expense line item is added after the fact to account for the funds moved to the Reserve Account.

Attendees requested that board meeting minutes be sent to all members. Several members suggested creating a web site so scheduled meetings and the minutes could be posted where all could see and review.

A member suggested that we review our covenants regarding short-term rentals if the HHPPOA vote to amend its covenants to prevent short-term rentals fails. Would CCPA be able to create an amendment to our covenants? Does preventing short-term rentals affect the cost of our insurance? She also asked what our coverage is and exactly what it covers. She stated that with the number of rentals in Crooked Pond, it could be more likely for a suit to occur. Also, would our premium decrease if the pool fence height was increased? These questions will go back to Bob White, Treasurer to respond.

Jim Slavetskaskas asked if anyone has noticed the tennis fence condition and its moss accumulation. The pool fence needs to have some ties replaced and the tension wire at the bottom corrected where loose.

Members were informed that board meetings are open to all CCPA members. Dates are generally set at one meeting for the next meeting because often a set schedule doesn't work for all members due to conflicts. Meetings are held on Sundays at 5:00pm. Meeting notifications will be sent by email prior to a meeting but an RSVP will be necessary because of limited space at the residence where the meetings are held.

Minutes from this meeting and responses to the questions asked will be sent to all members of the association.

The meeting was adjourned about 11:35am