



The
Crescent
O N W A L D E N

Property Owners Association Meeting

September 20, 2023

Agenda

Opening and Welcome/Presidents Report	Dennis Wright
2022-23 POA Board & 2023-24 Elections	Dennis Wright
POA Management Company	Matt Gilby
Financial Report	Matt Gilby
Upcoming Community Events & Other Matters	Matt Gilby
Maintenance Report	Bill Callahan
ACC Update	Bill Callahan
Open Forum and Questions	Dennis Wright

2022-23 POA Board



Roles and Responsibilities of BOD:

- Protecting homeowner values
- Maintaining and improving common areas
- Budgets and fiscal responsibility
- Enforcing compliance with governing documents
- Foster community involvement and member interaction

Board of Directors	
President	Dennis Wright
Vice President	Don Couvillon
Treasurer	Matthew Gilby
Secretary	Wendy Nobles
Director	Casey Hargroder
Director	Bill Callahan
Director	Vacant

2023-26 POA Board Elections



Elect 2 board members to serve for 3 years.

Ballots sent out week of September 6, 2023 – Due September 17, 2023.

Paper ballots available for anyone who did NOT vote electronically

One vote per LOT – top 2 vote receivers are elected

Nominees

Micheal Bergal

Phillip Smith

Bob Thewman



PROPERTY MANAGEMENT



POA Management Company

- Lawrence, Blackburn, Meek, Maxey & Co.
- Jennifer Corrao – COW
POA Manager
- Roles/Responsibilities
 - Financial Reporting
 - Raven's Services
 - Inspections
 - Communications

Financial Report Balance Sheet

	August 2023
Cash and cash equivalents (includes deposit liability)	110,700
Reserve Fund	60,000
Accounts Receivable	0
Fixed Assets (net of depreciation of \$1,229,300)	2,813,800
Total Assets	\$2,984,500
Construction Deposit Liability	35,800
Equity	2,948,700
Total Liabilities and Equity	\$2,984,500
Projected 12/31/2024 Cash Balance (net of construction liability deposits and reserve fund)	\$42,000.00

Financial Report - Income Statement

	Projected 2023	Budgeted 2024
HOA Dues	164,500	161,000
Mowing Assessments and Other	26,800	14,280
Total Revenue	\$191,300	\$175,280
Common Area Maintenance/Mowing	101,300	90,000
Repairs and Maintenance	20,300	15,000
Special Projects	0	10,000
Utilities	10,400	11,500
Insurance	10,800	10,000
Management Company	11,900	9,000
Community Events	2,400	5,000
Other - net (phone, website, interest due, legal fees, taxes)	3,500	3,800
Total Operating Expenses	\$160,600	\$154,300
Net Operating (Loss) Income	\$30,700	\$20,980

Maintenance Report

Item	Description
Entergy	Continued management of assets.
Gate Maintenance	Replaced entrance gates in 2023. Regular PM projected 2024.
Raven's Cleaning Service	Lawrence Blackburn oversees mowing and maintenance work and coordinates this work with Raven and reports to the board.
Pond/Lake Management	Treatment with chemical for grass growth. Silt and grass removal in selected areas.
Street Patches/Repairs	Currently being assessed for repairs needed in several areas.
ATV Request/Golf Carts	We ask that all ATVs and golf carts refrain from driving on asphalt paths in that these are for walking and bicycles only.
Common Areas	Fill and leveling future use. Development of community park (shade areas and fencing)

ACC 2022 Fall Update Report

ACC Members – Don Couvillon, Bill Callahan

ACC Admin – Donna Blanchette

		2023	2024
Total Lots	140	101 Homes occupied or under construction	
		2 lots for sale by Crescent Walden, LLC (1.5%)	1 lots for sale by Crescent Walden, LLC
		37 Privately owned lots, 4 for sale	
Under Construction			
Home Starts Planned			



the
Other
matters

- Neighborhood and neighbor issues
- Gate codes/App
- Missing Packages
- Overnight Parking
- Boats, Trailers, RVs
- Wildlife Management
- Monthly Board Meetings



Upcoming Community Events

- Halloween
- Fall Movie Night
- Christmas Social



Open Forum/Questions