

## **Spring Mills Board of Directors Notes –May 16, 2017**

Present: Stephen Casimir, Jeremy Shen, Robert Ayrer, Ed Flake, Heather Field, Andrea Brown and Tammy Catlett.

Absent: None

Meeting was called to order at 7:07 P.M. by President Stephen Casimir.

Stephen welcomed Jeff Mills to the meeting. Jeff inquired about the installation of the traffic light and asked for potential boulders to prevent drivers from going around the new speed bumps installed. Stephen asked Heather to look into the issue and provide recommended courses of action.

Minutes from the April meeting were accepted as submitted.

### **PRESIDENT'S REMARKS:**

Stephen Casimir remarked on how well the landscaping looks. He went around with the photographer showing him some of the finer areas for taking pictures for the website. Pictures should be taken on or about May 22<sup>nd</sup>.

### **FINANCIAL REPORT:**

Heather Field provided current bank balances and financial reports.

Bob confirmed that the year ended with a net profit of \$33,175.51. He suggested carrying that in the reserve account

Bob Ayrer moved to use the April 2017 year end profit to bring the Reserve Account back to its fully funded projection and retain the remaining balance in the cash account. Ed Flake seconded. All in favor, motion carried.

Heather Field stated that she received a foreclosure notice for 115 Stanford Lane.

### **COMMITTEE REPORTS:**

**Administrative:** Bob Ayrer reported that he and Stephen met with Clagett management regarding reducing the volume of information given to the board. This would provide the Board with the reports needed to make decisions but not inundate them with everything. All reports are available upon request.

**Architectural Control Committee:** Two applications were received and approved.

**Communication Reports:** Jeremy Shen reported that e-mail communications are picking up. He is answering what he can and directing any others to Heather for response as needed.

Ed Flake suggested having guidelines put on the website for homeowner's who are interested in renting their homes so they understand they remain responsible for ensuring rented property is properly maintained. He also felt it would be good to include it in the newsletter and directly sent to owners who have offsite addresses for their rental properties.

**Community Development:** No news to report.

**Compliance:** Heather Field's latest inspection found parking problems on Cavendish. She has sent notices to all homeowners explaining proper parking to ensure all are aware.

Ed Flake mentioned a couple homes are being reported as party nuisances. All issues must be reported and enforced by law enforcement.

**Grounds:** Heather Field reported that the landscaper was off to a slow start but has caught up. She said that there is one spot missed which will be corrected. The trees have yet to be planted as they are still on order. Annuals will be planted soon.

**Neighborhood Watch:** No news to report.

**Pool & Community Park:** Ed Flake reported that the pool opening is on schedule. The water was turned on and a minor leak was corrected. The shower stalls have been painted and should comply with the Board of Health's request. Benches and doors are also being painted. Some new equipment was purchased and set up.

Tammy Catlett cleaned the pump room and feels the pool deck will need to be power washed. Lifeguard paperwork is coming in as well. Swimsuits have been ordered for the guards and t-shirts will be ordered as well for uniformity.

Jeff Mills, homeowner attending the meeting, volunteered to power wash the pool deck.

The pool will open Saturday May 27<sup>th</sup>.

Heather stated the payroll accounts are ready and can begin when needed.

**Roads:** Heather Field reported that the speed bumps have been completed. She will get with Jeter for filling cracks on the roads.

### **Action/Discussion Items:**

**2017 Election Results:** Approximately 26% of residents returned ballots. With no quorum the following motions were made in accordance with Article 4 Section 2 of the CCR's:

Ed Flake moved to reappoint Stephen Casimir to continue on the board. Jeremy Shen seconded. All in favor, motion carried.

Ed Flake moved to appoint Tammy Catlett to the board. Bob Ayrer seconded. All in favor, motion carried.

Bob Ayrer moved to accept the following board members for officer positions:

Stephen Casimir – President  
Jeremy Shen – Vice President  
Bob Ayrer – Treasurer  
Tammy Catlett – Secretary

Ed Flake Seconded. All in favor, motion carried.

**Violation Enforcement Procedure Review:** The board discussed the presented violation enforcement policy. Heather will clean it up so that it is clear and easy for folks to understand. Once complete the policy will be posted on the website, Facebook page and mailed to all residents.

**Deterrence for going around speed bumps:** Heather will look into options to prevent drivers from going around (potentially into folks yards, tearing up grass or the shoulder of the road) the newly installed speed bumps

### **Old Business / Open Items**

**Grass seed near Radcliff home:** To be done in spring where trees were removed. POC- Jeremy/Heather; ECD June 2017.

**Violation/Fine Policy:** e.g. grass parking, basketball hoops, etc.... POC- Heather; ECD July 2017

**New Trees:** Planting 1 at pool, 3 at the tennis courts. POC- Heather; ECD June 2017

**New Street Signage:** Adding street signs as new streets are completed. POC- Heather; ECD as street(s) are completed

### **Next Meeting**

The next meeting is currently scheduled for Tuesday, June 20<sup>th</sup>.

### **Motion Summary**

Bob Ayrer moved to use the April 2017 year end profit to bring the Reserve Account back to its fully funded projection and retain the remaining balance in the cash account. Ed Flake seconded. All in favor, motion carried.

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Ed Flake Seconded. All in favor, motion carried.

Ed Flake moved to adjourn, Jeremy Shen seconded. Motion carried unanimously.

Meeting adjourned at 8:40 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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