

Spring Mills Board of Directors Annual Meeting – February 27, 2018

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

Absent: None

41 homes represented

Meeting was called to order at 7:03 P.M. by President Stephen Casimir.

OPENING: Stephen Casimir greeted the homeowners and welcomed all new residents.

INTRODUCTION OF THE BOARD: Stephen introduced the board members and their roles.

Stephen encouraged residents who may be interested in volunteering for the open board seats to apply. Both Bob and Ed gave short remarks.

REMARKS FROM CLAGETT MANAGEMENT: Heather Field explained Clagett's role in the development. She introduced Jessica Wood. Jessica will be taking over as the manager of the development. Heather offered their assistance to any residents who may have questions or issues.

FINANCIAL REPORT: Bob Ayrer discussed how the budget is created. He explained what the Reserve Fund was and its importance. He let the residents know that the Home Owners Association is solvent and the Reserve Fund is properly funded based on the current Reserve Study. Bob also stated that an updated reserve study will be done in 2019.

2017 HIGHLIGHTS: Stephen Casimir let residents know during 2017 the development's website has been upgraded to a professional website developer. Shower stalls were painted. Pool equipment was replaced as needed. Dead trees were removed. Insulation was placed in the pool house.

He noted that 2017 was relatively quiet regarding vandalism, break-ins or other disturbances.

UPCOMING PROJECTS: In 2018 the pool building will have a roof replacement. There will be an additional handrail placed in the pool to assist those who need it. Stephen discussed the building plans for the new homes in the development. During the year, the board will set up the scheduled reserve study for 2019. The playground will be inspected this year to ensure it is safe for children and to avoid liability issues.

Q&A: Residents had questions/comments concerning the following topics:

- Replacing some of the trees that needed to be removed
- Trash along Saint Andrews
- Trees that are dead that residents are not removing
- Fallen tree on Dartmouth property

A foreclosure on Finch has been a long-term problem
Residents paying for the Community Park that they do not use
Chenault has an overflow parking lot that has not been paved
Chalcot has problem spots in its paving as well
Parking spots along the tennis courts have weed issues and will it be paved
Berms off Oriole/Ambler are an issue
Weeds are being blown during common area mowing onto private properties
Water pooling on Whippoorwill
Basketball hoop on the sidewalk/common area
Fireworks policy

The Board members and Clagett Management answered all questions, make advisements and gave information to all questions and concerns.

There being no further questions or comments meeting was adjourned at 8:35 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, Secretary, Spring Mills Board of Directors

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