

SPRING MILLS BOARD OF DIRECTORS MINUTES- OCTOBER 15,2019

Present: Stephen Casimir, Tammy Catlett, Rick Greenwood, Ed Flake, Ron Little, Heather Field and Michelle Showers

Absent: None

Meeting was called to order at 7:21 PM by Stephen Casimir

Minutes from the September meeting were approved as submitted.

Others present: Pastor Lowell McDonald and Mark McKenzie. They represented CenterPoint Bible Church. This church will be purchasing and moving into the Old VA Training Center on TJ Jackson. They attended in order to get to know the board and become familiar with the community and HOA Board. Discussion was held regarding how they would like to fit into the community and understand the workings of the HOA. They are hoping to be open and running by March 2020.

President's Remarks:

Stephen opened and welcomed everyone and thanked them for adjusting the site of this meeting to Clagett Management Office.

FINANCIAL REPORT:

Heather Field provided financial reports and bank balances. She also went over receivables and accounts in collections. Ron Little commented that he does not see a need for a mid-season budget as we have done in the past. All board members agreed.

COMMITTEE REPORTS:

ADMINISTRATIVE:

Discussion was held regarding renewing the Botanica contract.

ARCHITECTURAL CONTROL COMMITTEE:

Heather stated six applications were submitted and approved.

Discussion was held regarding the placement of the Panhandle Homes signs at the entrance of TJ Jackson. It was agreed to allow the signs to remain for six more months.

Heather will look into the recent construction of a fence on Hastings to ensure there was an application put in for its approval.

COMMUNICATIONS:

Rick continues to keep the website and Facebook page up to date.

He received a request for a dog bag station closer to Saffron. The board will review this space.

COMMUNITY DEVELOPMENT:

We are still in need for Halloween Volunteers to monitor streets. The Board is continuing to solicit volunteers from the community.

Santa Claus at the Library- Ed will continue to keep ongoing communication with the library to secure the space for December 14. Further discussion and details will be held in the November Meeting.

Heather will prepare and mail a postcard for Santa and Holiday Decorating Contest.

Stephen and Rick will do the Holiday Decorating Contest on Tuesday, December 17.

COMPLIANCE:

Heather reports that general compliance is being maintained.

She will continue to explore issues regarding a car being parked on the sidewalk on Polygon, a basketball hoop on Chenault and the complaint regarding the basketball hoop on Saffron.

GROUNDS:

Nova Pennington completed the fall tree work and 360 Power wash completed all of their work.

POOL AND COMMUNITY PARK:

Tammy will take care of a few last minute winterization issues at the pool.

ROADS:

Heather reports no issues at this time. She will be making an appointment with Jeter Paving regarding any further work.

NEIGHBORHOOD WATCH:

No significant issues.

Action/ Discussion Items:

Parks Family/Golf Cart:

Discussion was held regarding the Park's request for a modified golf cart. Following discussion and parameters set by the board, this was approved.

Panhandle Builders Sign:

Following a discussion, the board will allow the signs on TJ Jackson to remain there for 6 more months.

Stormwater Flooding:

Heather has not received a response from Robert Butts regarding estimate, etc. Another company, Cable Excavating, has been contacted.

Review and Acceptance of Capital Reserve Study:

This will be deferred until November. Stephen encouraged all board members for review the study and bring concerns, suggestions, etc.

Review of possible Bylaw Amendments:

No recommendations were made. This will be reviewed at the November Meeting

Old/New Business:

1. Finalize capital reserve study- POC: Stephen, ECD November 2019
2. Dog Bag Stations on new streets- POC: Heather, ECD Spring 2020
3. CCR revision timeline from 10 years to 5 – POC: Stephen, ECD : November 2019
4. Stormwater drainage onto Radcliffe lots- POC: Heather, ECD: November 2019
5. Panhandle Builders relocation of sales sign at entrance- Closed
6. Community Room at CNB Bank- POC: Stephen, ECD: November 2019
7. Bylaw Amendments if needed- POC: Stephen, ECD: November 2019

8. Repaint Speedbumps in the spring- POC: Michelle, ECD: May 2020

UPCOMING NEWSLETTER: The article deadline for the November 15th newsletter will be October 28th

- President's message
- Manager's message
- New construction status
- Holiday Decorating Contest
- Santa event
- Snow Removal Procedures
- How community inspections are performed, frequency, by who, etc
- Concert wrap up
- Reminders about Website/ Facebook Page

The next Board meeting is scheduled for November 19th.

Ed made a motion to close the meeting and Rick seconded it. The meeting was adjourned at 9:05 PM

Respectfully submitted,

Tammy Catlett, Secretary