

Spring Mills Board of Directors Minutes – April 21, 2020

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

Absent: None

Meeting was called to order at 7:15 P.M. by President Stephen Casimir.

Minutes from the February meeting were accepted as submitted.

PRESIDENT'S REMARKS:

Stephen opened and welcomed everyone to the virtual meeting.

Stephen went over the resident concerns from the annual meeting.

FINANCIAL REPORT:

Michelle Showers provided financial reports and bank balances. Michelle noted that the reserve deposit was made but is not showing up in balance at the point the report was ran as the transfer was still pending.

Stephen discussed having Heather or Michelle look into 3 delinquent accounts to see if the amounts are only interest and fees as the board would consider waving those as a one-time deal as long as the assessment was paid in full.

Due to the COVID-19 pandemic, Stephen expressed that it would be best to table any foreclosures at this time.

COMMITTEE REPORTS:

Administrative: Heather Field discussed concerns and language with the management contract and rather or not it would auto-renew. Heather and Stephen will continue to work on the contract language and renewal process.

Members discussed the process in which new homeowners will get the HOA CCR's.

Michelle Showers has received several requests for payment plans. There will be no mass notification of a payment plan option; however, for those in need of a payment plan an arrangement can be made for them on an individual basis. No pool passes will be given unless dues are paid in full.

Stephen reported that there were no nominations for new board members. Since there cannot be an election without nominations there will be a note in the newsletter to inform homeowners the board will appoint or renew members.

Architectural Control Committee: Michelle Showers approved three fence applications and a trim painting job. There were no denied applications.

There was a complaint about a privacy panel the homeowners are calling a “trellis”. Board members discussed this and decided to not allow this item as it is not actually a trellis but it is a privacy fence panel that is against restrictions.

Communication Reports: No news to report.

Community Development: Homeowners are submitting their email addresses for development notifications. Email notifications will include any important development news as well as any changes to pool hours or events.

Compliance: Michelle Showers provided a compliance log that shows all violations that are being managed. She reported that most violations from previous inspections have been resolved.

There is a specific homeowner using the COVID-19 pandemic as an excuse to directly disobey restrictions. Members discussed options and decided to permit leniency during this time and quickly address it as the stay at home order is lifted.

Another homeowner has multiple “no trespassing” signs. He was sent a letter and has called to say that his property was broken into and that he was directed by the sheriff’s department to put them on his property. He then asked Michelle for board approval for the signs. After board consideration, members agreed that he is permitted to place one or two in the back of his home but none in the front.

Grounds: Michelle Showers provided proposals from Jeter paving for jobs to be completed.

Rick Greenwood moved to accept Jeter’s proposal for the walking trail for \$2775.00. Tammy Catlett seconded. Motion carried.

The tennis court parking lot will be postponed at this time.

Ed Flake moved to accept Jeter’s proposal to continue the swale for the drainage issues from Morningside for \$2300.00. Ron Little seconded. Motion carried unanimously.

Michelle has had a few homeowners reach out to her to let her know the nets at the tennis court are in bad shape. Ed will reach out to the previous repairman to get quotes on the nets.

Rick pointed out another drainage concern on Morningside. Dirt has covered the smaller rocks and is preventing proper drainage and creating pooling in the area. Clagett will reach out to their handyman, Don, to get a proposal for digging out a little dirt and replacing with larger rocks for better drainage.

Rick also reminded the board about a complaint from the annual meeting about additional water pooling off Whippoorwill. Heather or Michelle will also have Don look into this situation as well.

Additionally there is a pavement dip on Radcliff Lane that will be on the radar for future considerations.

Pool & Community Park: Ed Flake reported that there is a lot of work being done at the pool to prepare for the season's opening. With the possibility of the pool not being able to open as early as usual the water will continue to be treated/maintained as needed until COVID-19 restrictions are lifted.

There will be a concert at the Community Park Gazebo on May 25th from 1-3pm, state restrictions permitting.

Roads: Heather Field suggested replacing stop signs that are in poor condition.

The board also discussed adding an additional speed bump at Amherst and Yale after the annual meeting complaint about residents running the stop sign on Amherst.

Neighborhood Watch: No news to report.

Pending Items:

- Stormwater drainage onto Radcliff lots - POC Heather, ECD June 2020
- Bylaws amendments if needed – POC: Stephen, ECD August 2020
- Repaint speed bumps in spring – POC: Michelle, ECD May 2020
- Annual Meeting concerns – POC: Stephen, ECD June 2020

Upcoming Newsletter: The article deadline for the May 11th newsletter will be April 23rd.

Topics for this newsletter include:

- President's message
- Manager's message
- New Construction status
- Pool opening
- Summer Events
- Yard Sales 6/13 & 10/10
- Spring Home Maintenance
- Inspections & Enforcement
- COVID-19
- Pet and Animal Waste
- Adult Swim Times
- CCR book requests

Next Meeting

The next Board of Directors meeting is currently scheduled for Tuesday, May 19th.

Motion Summary

Rick Greenwood moved to accept Jeter's proposal for the walking trail for \$2775.00. Tammy Catlett seconded. Motion carried unanimously.

Ed Flake moved to accept Jeter's proposal to continue the swale for the drainage issues from Morningside for \$2300.00. Ron Little seconded. Motion carried unanimously.

Rick Greenwood moved to adjourn; Ron Little seconded. Motion carried unanimously.

Meeting adjourned at 9:23 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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