

Spring Mills Board of Directors Minutes – July 21, 2020

Present: Stephen Casimir, Ron Little, Tammy Catlett, Rick Greenwood, and Michelle Showers.

Absent: Ed Flake

Meeting was called to order at 6:42 P.M. by President Stephen Casimir.

HOMEOWNERS FORUM:

Stephen Casimir welcomed Tom Shantz to the virtual meeting. Tom was told by another resident that he could pay the annual fee in monthly installments. He chose the option to be billed monthly. However, he was prevented entrance to the pool. He disagrees with not being allowed to enter the pool when he was up to date on the monthly billing. Stephen explained that the HOA assessments are due in full by the 15th of May each year. Entrance to the pool is only permitted when dues are paid in full. He also expressed concern that the CCR book for residents is outdated and feels each resident should receive an updated CCR book. It was explained to him that the book has not changed and any updates to it are always sent out via newsletter and posted online.

Michelle relayed the following homeowner message: Jamie Conover is questioning the guest charge at the pool. She also feels the HOA Dues should decrease next year as the number of units are increasing, a point that is discussed at each annual meeting. She wants more enforcement on her street to homeowners not following the rules. Michelle will send a response to address her concerns.

REVIEW OF MINUTES:

The minutes from the June meeting were accepted as submitted.

PRESIDENT'S REMARKS:

Stephen opened and welcomed everyone to the virtual meeting. He thanked Tammy and the pool staff for their hard work during the pool season as COVID 19 has created many additional obstacles.

FINANCIAL REPORT:

Michelle Showers provided financial reports and bank balances. She also discussed delinquencies and provided a check register summary for all expenses paid in June.

COMMITTEE REPORTS:

Administrative: No news to report.

Architectural Control Committee: Michelle Showers approved the following permits:

122 Clemson – concrete slab for fire pit

123 Marietta – 4ft wood fence

236 Harvard – 12x18 ft addition on home

17 Saffron – covered patio extension, slab

249 Saffron – covered patio extension
84 Clemson – concrete slab/gazebo-hot tub
115 Haverford – Gravel pad next to driveway

121 Orchid – 4ft black aluminum fence
214 Saffron – 4ft white vinyl fence
28 Swallow – 4ft aluminum fence

Communication Reports: No news to report.

Community Development: No news to report.

Compliance: Michelle Showers provided a compliance log that shows all violations that are being managed. Many are mildew/algae problems.

Grounds: Stephen Casimir would like to have an assessment completed for the storm water system and clean the drainage pipes if needed.

Stephen also checked with Heather regarding the property line on Morningside to correct a drainage problem. The homeowner will need to be contacted to ensure they are ok with the drainage solution.

Pool & Community Park: Tammy Catlett reported that the Health Department completed an inspection and was very happy with the COVID 19 sanitizing and precautions. They did have a concern regarding a light in the bathroom. Tammy contacted Glenn to have the problem rectified.

Tammy mentioned that guest numbers are down, parties are down, as is pool attendance. Tammy said due to the COVID 19 guidelines, the annual Summer Picnic will not happen this year. However, she is still hopeful that the ice cream truck will still be able to take place.

Tammy has reported that a drone has been flying over the pool and hovering which is concerning. She will make some calls about regulations if necessary.

Roads: Michelle Showers clarified the number of stop signs that need to be replaced along TJ Jackson. The board agreed to replace all eight stop signs, reserving the four that are not in deplorable condition to have as a back up if any become damaged.

Pending Items:

- Bylaws amendments if needed – POC: Stephen, ECD December 2020
- Drainage issues at Ambler and Whippoorwill - POC Michelle, ECD August 2020
- Quote to crossover between Hastings/Orchid to Chalcot – POC: Michelle, ECD September 2020
- Permanent Solution for Morningside Drainage – POC: Michelle, ECD September 2020

Upcoming Newsletter: The article deadline for the August 21st newsletter will be August 7th.

Topics for this newsletter include:

- President's message
- Manager's message
- New Construction status

- End of Pool Season events
- Halloween
- ATV, Golf Carts, Etc.
- Fall Yard Sale

Next Meeting

The next Board of Directors meeting is currently scheduled for Tuesday, August 18th.

Motion Summary

No in-meeting motions were made.

Rick Greenwood moved to adjourn; Tammy Catlett seconded. Motion carried unanimously.

Meeting adjourned at 8:09 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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