

Spring Mills Board of Directors Minutes – January 19, 2021

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

Absent: None

Meeting was called to order at 7:05 P.M. by President Stephen Casimir.

HOMEOWNERS FORUM:

No homeowners in attendance.

Mary Ann Shuster (127 Saffron) would like the board to consider speed bumps on Saffron. Per discussion, the board will be getting the speed limit signs added to the new streets. The Board will look into options for speed bumps or speed humps.

Linda White (33 Yale) would like 3 common area trees removed, although no signs of decay. She feels the pine needles are a nuisance. Per discussion, healthy trees will not be removed without a reasonable cause.

REVIEW OF MINUTES:

The minutes from the November meeting were accepted as submitted. (No December meeting)

PRESIDENT'S REMARKS:

Stephen opened and welcomed everyone to the virtual meeting.

FINANCIAL REPORT:

Michelle Showers provided financial reports and bank balances. She also discussed delinquencies.

Heather Field and Stephen Casimir discussed the current budget status and percentages.

Ron Little introduced a Reserve Cash Flow Spreadsheet that he created to give a better picture of the Reserve Funds. The spreadsheet shows the income, expenses, and ending balance.

COMMITTEE REPORTS:

Administrative: Michelle Showers reminded everyone the Annual Meeting will be held virtually, February 23rd. Each resident will need to register and get a link from Michelle.

Stephen discussed an outline of the virtual meeting. He will distribute an agenda prior to the virtual meeting.

Michelle discussed the draft 2021/22 budget. The final unit count will be 663 units.

The board also discussed how the commercial dues are split with the residential properties.

Architectural Control Committee: Michelle Showers approved the following permits:

46 Akron Drive – 4ft vinyl picket fence

77 Trebeck Trail – 4ft vinyl picket fence

Communication Reports: No news to report.

Community Development: No news to report.

Compliance: Michelle Showers provided a Compliance Log with outstanding violations.

Grounds: Michelle Showers will be meeting with Contractor to finalize the plans for the Morningside repairs. She will also discuss the completion date as well.

Stephen mentioned a snow marker on TJ Jackson & Hastings that needed replaced as well as rocks that need to be moved as it appears a vehicle has run into them. Michelle has already coordinated to get these items resolved.

Pool & Community Park: Rick Greenwood pointed out a playground repair that needs attention. Stephen mentioned having another inspection done. Ed clarified we have a yearly inspection.

Tammy Catlett reported that the bathroom stalls were sanded and painted this past year but because of the moisture level in the bathrooms their efforts are not working to keep the stalls from deteriorating and appearing rusted. The health department wants to see this corrected. Ed will work with Tammy and Erin to find a supplier to replace the bathroom stalls.

Roads: Michelle Showers confirmed the hole on Ambler has been filled.

Michelle has reached out to Jeter for a quote to do the crossover Hastings/Orchid to Chalcot.

Pending Items:

- Drainage issues at Ambler and Whippoorwill - POC Michelle, ECD April 2021
- Quote to crossover between Hastings/Orchid to Chalcot – POC: Michelle, ECD February 2021
- Permanent Solution for Morningside Drainage – POC: Michelle, Project approved: Awaiting completion
- Assessment of Storm Water Drainage System – POC: Michelle, Project approved: Awaiting completion
- Drainage Issue at 235 Morningside – POC: Michelle, Project approved: Awaiting completion
- Reprint the Green Books – POC: Michelle, Project approved: Awaiting completion
- Storage Unit at the pool – POC: Tammy/Ed, ECD April 2021

Upcoming Newsletter: The article deadline for the May 10th newsletter will be April 19th.

Topics for this newsletter include:

- President's message
- Manager's message
- New Construction status
- Pool opening
- Summer events

Next Meeting

The next Board of Directors meeting is currently scheduled for Tuesday, February 16th.

The Annual Meeting is currently scheduled for Tuesday, February 23rd.

Motion Summary

No in-meeting motions made.

Ron Little moved to adjourn. Tammy Catlett seconded. Motion carried unanimously.

Meeting adjourned at 8:49 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors