

Spring Mills Board of Directors Minutes – March 16, 2021

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

Absent: None

Meeting was called to order at 7:04 P.M. by President Stephen Casimir.

HOMEOWNERS FORUM:

Wes Yates was in attendance to observe the meeting.

REVIEW OF MINUTES:

The minutes from the February meeting were accepted as submitted.

The Open Forum from the annual meeting was reviewed to discuss questions and concerns of homeowners. Remaining open items will be left in the Pending Item's below.

ANNUAL MEETING CONSIDERATIONS:

The following questions/concerns have been presented by the homeowners for BOD consideration:

- Basketball hoop at the park- Michelle will look at the area to see if there is a flat area to provide potential for a half court.
- More swings at the park – this idea will be investigated to see if there is room or a possibility.
- Needles from pine trees – after discussion unless there is proof of a rat infestation, particularly on common ground, the board will not treat for rats.
- Dog waste bags being left on path – This will be added to the newsletter.

PRESIDENT'S REMARKS:

Stephen opened and welcomed everyone to the virtual meeting.

FINANCIAL REPORT:

Michelle Showers provided financial reports and bank balances. She discussed the current delinquency status and budget.

Dana Marsh discussed a combined income statement that shows all income and expenses instead of keeping residential and commercial separate. She stated that there can be a separate subsection for the Reserve. Per discussion, the board would like to move forward with the new combined income statement for simplicity.

Dana also discussed the current cash-based method vs the accrual-based accounting methods and why they will look different. After discussion, the HOA will switch to accrual method for the new fiscal year.

Dana went over the benefits of opening a contingency account. The board members see a benefit in having the contingency account and will set this up in the future.

COMMITTEE REPORTS:

Administrative: Michelle Showers had no news to report.

Architectural Control Committee: Michelle Showers approved the following permits:

43 Akron Drive – 4ft vinyl privacy fence

12 Mercer Lane – Converting part of existing deck to an all four seasons room

Communication Reports: Michelle will put out an email blast for the Easter Egg hunt. Rick will also put out an event reminder on Facebook.

Community Development: The Easter Egg Hunt will be held April 3rd at 11am at the Community Park.

The yard sale dates will be held June 5th and October 2nd from 7am to 1pm contingent upon the Goodwill truck.

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

Roads & Grounds: Michelle Showers provided a proposal from Nova Pennington to trim back 2 cherry trees behind 57 Whippoorwill Lane on common ground. The board agreed to have the tree trimmed back and Nova will complete it at the same time he comes out to top off a walnut tree previously planned.

Botanica informed Michelle that there are 8 dead azalea bushes in the Spring Mills entrance sign. Botanica sent a proposal to replace them if the board wanted them to. After discussion, the board would like to wait to see if they come back as they did not feel they were dead. If replacing, they do not want them replaced with azaleas. This will be revisited in a future meeting.

Monte (Jeter Paving) contacted Michelle to schedule a date to come out to look at the planned crossover. Michelle will get with Stephen to schedule a time to do this together.

Monte also looked at the hole on TJ Jackson by the apartments and quoted \$1,200 to repair it.

Pool & Community Park: Tammy Catlett reported that the stalls for the bathroom have been ordered and will arrive on April 5th and installed shortly after.

The pool cover will be removed mid-April to begin the opening process.

Pending Items:

- Drainage issues at Ambler and Whippoorwill - POC Michelle, ECD April 2021
- Quote to crossover between Hastings/Orchid to Chalcot – POC: Michelle, ECD May 2021
- Permanent Solution for Morningside Drainage – POC: Michelle, Project approved: Awaiting completion.
- Drainage Issue at 235 Morningside – POC: Michelle, Project approved: Awaiting completion.
- Storage Unit at the pool – POC: Tammy/Ed, ECD April 2021
- Extending hours at the pool – POC: Tammy, ECD May 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
- Yard Sale
- Playground Inspection
- Dog Waste Article

Next Meeting

The next Board of Directors meeting is currently scheduled for Tuesday, April 20th.

Motion Summary

No in meeting motions were made.

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

Meeting adjourned at 8:56 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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