

## Spring Mills Board of Directors Minutes – April 20, 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 7:01 P.M. by President Stephen Casimir.

### **HOMEOWNERS FORUM:**

Wes Yates was in attendance to observe the meeting.

### **REVIEW OF MINUTES:**

The minutes from the March meeting were accepted as submitted.

### **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. Michelle also introduced the new combined income statement.

Michelle received confirmation for Dana to open a Contingency Account for Contingency Reserve Deposits.

### **COMMITTEE REPORTS:**

**Administrative:** The board did not have a quorum to vote on the open seat position on the board. As such the board moved forward to appoint that open position. Ron Little moved to add 2 seats to the board. Rick Greenwood seconded. Motion carried unanimously.

Per discussion, increasing the 5 seats to 7 will continue to avoid tie breakers and as the number of homes are increasing it helps to balance and disburse duties.

Rick Greenwood moved to appoint Ed Flake, Wes Yates, and Mike Mason to the open board seats. Tammy Catlett seconded. Motion carried unanimously.

**Architectural Control Committee:** Michelle Showers approved the submitted requests.

**Communication Reports:** Rick Greenwood had no news to report. He did receive some Easter Egg Hunt suggestions for next year.

**Community Development:** Rick Greenwood is booking Drew Adams Acoustic on Sunday May 30<sup>th</sup> from 1pm – 3pm for a cost of \$200.

Tammy Catlett reported that Berkeley County Health Department lifted the restrictions on social gatherings. Tammy is tentatively planning a cookout for June 26<sup>th</sup>. Ed Flake will take care of the Teds rentals.

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

**Roads & Grounds:** Michelle discussed the Jeter proposal for the crosswalk connection from TJ Jackson to Chalcot Place.

Rick Greenwood moved to approve the crosswalk connection from TJ Jackson to Chalcot Place for \$4,300.00. Ed Flake seconded. Motion carried unanimously.

Michelle also discussed two proposals from Botanica. One for the rock/mulch garden at the park and another for weed control at the park and pool area.

Rick Greenwood moved to accept both proposals from Botanica totaling \$1,300.00. Ron Little seconded. Motion carried unanimously.

**Pool & Community Park:** Tammy Catlett reported the pool has been opened with the assistance of Super Splasher. The water is clear and stable. Tammy is working on getting the staff hired for the season. Tammy, Erin, Patrick, and Ed will be meeting to go over the remaining tasks and opening plans for the upcoming season.

#### **Pending Items:**

- Quote to crossover between Hastings/Orchid to Chalcot – POC: Michelle, Project approved, waiting completion.
- Drainage issues at Ambler and Whippoorwill - POC Michelle, Project approved, waiting completion.
- 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 June 2021
- Extending hours at the pool – POC: Tammy, ECD May 2021

**New Business:** Ed Flake suggested the Board send condolence cards to send to homeowners as appropriate.

**Upcoming Newsletter:** The article deadline for the May 10<sup>th</sup> newsletter will be April 22<sup>nd</sup>.

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
- Various means of communication
- Board appointment
- New member articles

### **Next Meeting**

The next Board of Directors meeting is currently scheduled for Tuesday, May 18<sup>th</sup>.

### **Motion Summary**

Ron Little moved to add 2 seats to the board. Rick Greenwood seconded. Motion carried unanimously.

Rick Greenwood moved to appoint Ed Flake, Wes Yates, and Mike Mason to the open board seats. Tammy Catlett seconded. Motion carried unanimously.

Rick Greenwood moved to approve the crosswalk connection from TJ Jackson to Chalcot Place for \$4,300.00. Ed Flake seconded. Motion carried unanimously.

Rick Greenwood moved to accept both proposals from Botanica totaling \$1,300.00. Ron Little seconded. Motion carried unanimously.

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

Meeting adjourned at 8:39 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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