

Spring Mills Board of Directors Minutes – July 20, 2021

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

Absent: None

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

HOMEOWNERS FORUM:

Linda White on Yale attended the meeting to talk about the water drainage at Yale and Oriole. She would like to see if she could get a concrete pad at the end of the street such as a neighboring street has to stop the water from pooling there. Stephen let her know that the HOA already had the water management system evaluated, however, Michelle will get look into her request.

Michele Atha attended the meeting to discuss the pool policies. Her daughter is 12 and she wants her to be able to go to the pool with a neighbor who is 16. Tammy explained the policy is you must be 13 years or older to come to the pool without an adult.

Gene Frye emailed to ask the HOA to amend the governing documents. He feels the declaration and bylaws should be amended as they are out of date. Per discussion, the governing documents already has a process to complete these tasks.

PRESIDENT REMARKS:

Stephen Casimir welcomed all members and residents to the meeting. Since his absence he has caught up on previous meeting notes and is glad to be back.

REVIEW OF MINUTES:

The minutes from the June meeting were accepted as submitted.

FINANCIAL REPORT:

Michelle Showers provided financial reports and bank balances. She discussed the current delinquency status and went over the income and expense statement. She also answered specific budget and delinquency questions members had.

COMMITTEE REPORTS:

Administrative: Michelle Showers had no items to discuss.

Architectural Control Committee: Michelle Showers approved the following permits:

13 Akron Drive

Concrete patio/stamped concrete along driveway. 4ft white vinyl fence

21 Akron Drive

Concrete patio extension

12 Ambler Lane	4ft wooden fence
19 Bryn Mawr Court	4ft wooden fence
12 Cheval Place	Resurface lead walk
249 Saffron Terrace	Extend patio & add 2ft paver wall at the end of the patio

Communication Reports: Rick Greenwood said many homeowners were appreciative of the pool picnic. Residents are pleased with the water aerobics classes now being offered.

The only complaints he had received were regarding the fireworks that are outside the board's control.

Community Development: No news to report.

Compliance: Michelle Showers provided a Compliance Log with outstanding violations. Most are mildew, grass and trash can violations.

Roads & Grounds: Michelle Showers received an update from Glenn Cushwa on handrail pricing for Vinyl handrails on the Hasting/Orchid crossover. One rail would be \$1575.00, two handrails would be \$3150.00. Per discussion, most Board members felt a handrail is not necessary since it is not required.

Wes Yates discussed the common area near the new villas where the grass has not taken root. He questioned whether or not the developer can turn over the common area in this condition or any history of what was done before it was turned over to the HOA. Michelle will ask Allen Henry about this and will also check the cost of turf applications should it need to be done.

Wes sent an email with suggested spots for speed limit signs for new villas. Per discussion, the signs will be placed in the proposed locations.

360 Power Wash sent a quote per a residents' request. He was out doing contracted power washing and was approached by a resident regarding algae growing on the Morningside sidewalk creating a slick surface.

Rick Greenwood moved to have 360 Power Wash complete the power washing for \$2,597.00, as quoted, so long as it covers all sidewalks on Morningside Drive. Wes Yates seconded. Motioned carried unanimously.

Rick Greenwood discussed the mowing that was missed by Botanica prior to the summer picnic. Botanica did correct the oversight. Going forward, if the Botanica contract is renewed for another year, it was suggested and preferred that the contract state that they need to come out the Friday prior to an event or holiday weekend.

Rick also suggested having the HOA purchase a grill specifically for the pool use.

Pool & Community Park: Tammy Catlett reported the pool is currently functioning at its best. All repairs and part replacements have been made. The baby pool is finally up and running. She mentioned chairs will need to be replaced next year.

There have been a few issues with residents not showing their ID when entering the pool. Ed suggested it may be beneficial to brainstorm some new ideas for better check-in for next year.

Pending Items:

- Quote to crossover between Hastings/Orchid to Chalcot – POC: Michelle, Project approved, waiting completion.
- Storage Unit at the pool – POC: Tammy/Ed, ECD September 2021
- Creating snow removal SOP – POC: Wes Yates, ECD August 2021

New Business: Wes Yates spoke to Justin Henry regarding snow removal. Justin informed Wes that Panhandle will be unable to take on the HOA snow removal this year because they are getting too busy. Michelle Showers will reach out the Allen Henry to confirm.

Rick Greenwood suggested moving meetings to an earlier start time to avoid going past 9pm. August's meeting will begin at 7pm as usual but it will be discussed during the next meeting if the time will be changed going forward.

Upcoming Newsletter: The article deadline for the August 24th newsletter will be August 6th.

Topics for this newsletter include:

- President's message
- Manager's message
- End of Summer Events
- Fall Yard Sale
- Science Corner
- Walking Path Safety
- Halloween

Next Meeting

The next Board of Directors meeting is currently scheduled for Tuesday, August 17th at 7pm.

Motion Summary

Rick Greenwood moved to have 360 Power Wash complete the power washing for \$2,597.00 as quoted so long as it covers all sidewalks on Morningside Drive. Wes Yates seconded. Motioned carried unanimously.

Wes Yates moved to adjourn. Rick Greenwood seconded. Motion carried unanimously.

Meeting adjourned at 9:19 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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