

## **Spring Mills Board of Directors Minutes- September 21, 2021**

Present: Stephen Casimir, Tammy Catlett, Ron Little, Rick Greenwood, Wes Yates, and Mike Mason

Absent: Ed Flake

Meeting was called to order at 6:32 P.M. by President, Stephen Casimir

### **HOMEOWNERS FORUM:**

A concerned homeowner wanted to bring her concerns to the board regarding her neighbor installing a hot tub in their backyard. She was worried about the noise, water issues, and vibration of the hot tub. Stephen informed her there were no restrictions on hot tubs and the resident installing the hot tub would have to make the necessary application and abide by the county codes.

A homeowner asked if they could seek the services for seal coating their parking spot on Morningside when the Board sets up the seal coating of Morningside. The resolution for this is unknown at this time and requires further discussion.

A homeowner who is concerned about trees on the common area behind her home voiced questions about why the removal of trees was denied. Discussion was held regarding the HOA and Nova Pennington's decisions.

A homeowner submitted numerous emails regarding CCRs. Wes Yates has taken the lead on these issues. He will work towards resolution and be in contact with the homeowner.

### **PRESIDENTS REMARKS:**

Stephen welcomed all the members and residents.

### **REVIEW OF MINUTES:**

The minutes from the August meeting were approved as written.

### **FINANCIAL REPORT:**

Michelle provided the financial reports and bank balances. Discussion was held regarding current delinquencies. There was a brief review of the Reserve Study.

### **COMMITTEE REPORTS:**

**Administrative:** Ashley has submitted her resignation as recording secretary beginning Dec. 1, 2021. Michelle will submit a copy of Clagett Management minutes and how they are done. Tammy agreed to take minutes, as needed, for the Board.

**Architectural Control Committee:** Michelle Showers approved the following permits:

Notification by a homeowner that they were going to change color of trim on their home.

**Communication:**

No significant issues. Residents reported they were pleased pool season was extended.

A brief discussion was held regarding the Facebook page.

**Community Development:**

Rick arranged for the Fall Concert in the park to be held on Oct. 24, 2021 from 1-4 pm at a cost of \$225.

The Fall yard sale will be Oct 2, 2021.

**Compliance:**

Michelle presented the Compliance report.

**Roads & Grounds:**

An estimate from Nova Pennington was presented regarding dead branch removal needed on the nature trails. Discussion was held and at this time, several board members would like to take a look at these branches before a decision is made.

Wes presented the Snow Removal Proposal from Botanica. Discussion was held and contract was reviewed. Wes will be the contact person for Botanica regarding snow removal and Stephen will be back up. Rick made a motion to accept the proposal and Ron seconded it. The proposal will be adopted with the addition of minor corrections to the wording.

**Poll & Community Park:**

Tammy reported the pool has been closed and winterized and plumbing winterization will take place on Sept 27.

Tammy will touch base with Ed regarding the plan for Santa this year.

**Pending Items:**

Storage Unit at the pool- POC: Tammy/Ed., ECD February 2022

**New Business:**

None at this time.

**Upcoming Newsletter:**

The article deadline for the November 12<sup>th</sup> newsletter is October 22<sup>nd</sup>

Topics for this newsletter include:

President's message

Manager's message

Fun Zone

Santa

Decorating Contest

Snow Policy

We moved to adjourn. Mike seconded it. Motion carried unanimously.

Meeting adjourned at 8:41 pm.

Respectfully submitted,

Tammy Catlett, Secretary

Stephen Casimir, President, Spring Mills Board of Directors