

SPRING MILLS BOARD OF DIRECTOR'S MINUTES-JANUARY 18, 2022 VIRTUAL MEETING

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

Meeting was called to order at 6:34 pm by Stephen Casimir

HOMEOWNERS FORUM:

Homeowner #1 was interested in logging in and listening to the meeting, she had no agenda item.

Homeowner #2 had sent an email regarding the enforcement of the fence policy in regard to a fence on TJ Jackson. Michelle explained the enforcement policy to this homeowner. He also had a question regarding replacing his deck and Michelle explained that process and answered his questions.

Homeowner #3 moved into the community in November 2021 and was interested in the HOA and wanted to attend the meeting. He had no agenda item.

Homeowner #4 voiced concern about the speed bumps on TJ Jackson and the increased time an Ambulance could get to a residence. Stephen understood his concerns and informed him that we will be looking at standardizing the speed bumps in the future.

Homeowner #5 sent an email earlier in the day regarding some snow removal issues he was concerned about. The board discussed these issues and Wes will be contacting our snow contractor to clarify snow removal procedures.

President's Remarks:

Stephen welcomed homeowners and board members.

Review of Minutes:

Minutes were approved as written.

Financial Report:

Michelle provided the financial report and bank balances. Ron reviewed the reserve spreadsheet.

Committee Reports:

Administrative: Ron reviewed the budget briefly and thanked Claggett for all of their work compiling the budget.

Further discussion took place and Michelle asked that any further questions/concerns be brought to her attention so that the budget is ready for approval at the February meeting and then presented at the annual meeting.

Architectural Control Committee:

There were no applications since the last meeting.

Communications:

Rick stated there was no new business in this area.

Community Development:

Rick reported there was no new business in this area. We will discuss the Easter Egg Hunt at the February or March Meeting.

Compliance:

Michelle provided a Compliance Log with outstanding violations.

Roads and Grounds:

Wes met with Antietam Tree and Turf to assess the trees on the common property near Radcliffe. The trees are in good shape and with trimming there should be new growth as well as privacy for the villas and townhouses. The trees on the nature trail will be assessed in late March and April.

Wes made a motion to move forward and approve the estimate from Antietam Tree and Turf to trim the trees near Radcliffe. Ed seconded the motion and the vote was unanimous.

Pool and Community Park:

No news on the pool at this time. Tammy will be meeting with pool managers to discuss the purchase of new furniture.

Concerns were heard regarding the status of the tennis courts. Michelle has been reaching out to companies that service tennis courts and is getting pool results. She will continue to search for companies.

Pending Items:

Storage Unit at the pool- POC Tammy/Ed, ECD March 2022

New Business:

Rick identified that the wood eaves on the pool house need to be replaced and the light above the sign I out. The cameras need to be looked at and adjusted. Michelle will contact the necessary person to take care of the pool house issues and Ed will contact Speicher's regarding the cameras.

The next board meeting will be Virtual on Tuesday, February 15 at 6:30pm

The annual meeting will be Virtual on Tuesday, February at 6:30pm

Upcoming Newsletter: *Article deadline- April 25 Publish/Mail- May 13

Topics for the Newsletter:

President's Message Fun and Games

Manager's Message Pool Opening Summer events

Executive Session:

The Board went into Executive discussion to discuss pending legal items from 7:52pm to 8:49pm.

Motion Summary:

Wes made a motion to move forward with the process to ratify the prior actions of the Board of Directors taken between 1989 and 2013 and to meet with the attorney to discuss amending the CC&Rs, amending the Articles of Incorporation and separating the commercial entities form the residential HOA. Mike Seconded and the motion carried unanimously.

Rick motioned to adjourn the meeting and Wes seconded. Motion carried unanimously.

Meeting adjourned at 8:58pm.

Respectfully submitted,

Tammy Catlett, Secretary

Stephen Casimir, President, Spring Mills Board of Directors