

SPRING MILLS SUBDIVISION UOA MEETING MINUTES

APRIL 19, 2022

The meeting was called to order at 6:31pm by Stephen Casimir, president.

Present: Stephen Casimir, Rick Greenwood, Wes Yates, Mike Mason, Tammy Catlett, and Michelle Showers

Absent: Ron Little

Others present: Heather Field, Clagett Management; Jessica Gray, Connie Phillip Insurance Solutions

Jill O'Regan was introduced as one of the new pool managers.

Two residents were also present.

PRESIDENT'S REMARKS:

Stephen welcomed everyone.

HOMEOWNER'S FORUM:

Resident #1- Concerned about the condition of the mailboxes for the townhouses on Morningside Dr. A discussion was held regarding the condition and exploring the need for repair/replacement of these mailboxes.

FINANCIAL REPORT:

Michelle provided the financial report and check register. A brief discussion was held.

COMMITTEE REPORTS:

Administrative:

Residential Insurance Policy- Jessica Gray, insurance agent, presented a comparison review of the HOA's current insurance plan and a plan with Connie Phillips Insurance. A discussion was held regarding the coverage and differences. Michelle will contact Arndt-McBee, our current carrier regarding questions the Board has about our policy as compared to the coverage offered by Connie Phillips Insurance. She will generate the report and email it to the Board for review. No motion was made on this issue until further information can be gathered.

Clagett Management Agreement Renewal Contract- A discussion was held regarding the contract renewal. Various aspects of the contract were discussed, and minor changes were made. A motion was made by Wes Yates to approve the Clagett Management Agreement Renewal Contract with modifications discussed. Rick Greenwood seconded the motion. No further discussion was needed. Motion carried unanimously.

Appointing Ron Little and Rick Greenwood to the Board starting May 1- Ron and Rick's current terms expire 30 Apr. They were the only nominations received for these vacancies. A motion was made by Wes Yates to appoint Ron and Rick. Mike Mason seconded the motion. No further discussion was needed. Motion carried unanimously.

Committee Charter Adoption Approval & Appointments to the Committee- Discussion was held regarding the document approval to appoint a committee to review and formulate revisions to the CC&Rs. The need for the charter and the purpose of the committee was also discussed. Michelle will send out an email soliciting residents to volunteer to be a part of this committee. After a lengthy discussion, Wes Yates made a motion to approve the Spring Mills HOA Amendment Committee Charter. Tammy Catlett, seconded the motion. No further discussion. Motion carried unanimously.

Amended & Reinstated Articles of Incorporation- A discussion was held regarding language changes, additions, and corrections. This will require 2/3 approval of the residents and will be sent out with the CC&Rs for vote.

Filling the vacant position on the Board- The Board decided to place an article will in the newsletter asking for anyone interested in the position to fill out a ballot with a short resume of your experience, etc. Michelle will also send out notification via email.

Clagett Web Portal- A discussion was held regarding the pros and cons of the portal. Michelle will send out access to the Clagett Portal to the Board Members for review before a decision will be made.

Minute Taker- Tammy agreed to continue to take the minutes for the meeting and Michelle will do so in her absence.

Architectural Control:

Michelle reviewed the following requests-

47 Polygon Place- 4ft fence- approved

25 Colorado Court- Shed- disapproved

615 TJ Jackson- 4ft wood fence, forward of rear corners- disapproved

Communication & Community Development: Rick reported that the Easter Egg Hunt went well. He will be looking for music for the June 25 picnic.

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

Roads & Grounds: Due to time constraints, these issues will be tabled until the May meeting.

Playground Inspection- Michelle will have the inspection done and review the signs in the playground/park area to see if they say "Play at your own risk" or similar.

Park/Pool: Tammy reported the pool opening process is underway. The ice cream man will be here for Memorial Day and the Kickoff summer picnic will be June 25 from 11am-2pm.

AED Estimate- The AED estimate for the pool was discussed. A motion was made by Wes Yates to approve the purchase of the AED. Mike Mason seconded it. No further discussion was needed. All were in favor. Therefore, approved.

Pending Items:

- Storage Unit at the pool- POC: Tammy/Rick, ECD May 2022
- Concrete Repairs- POC: Michelle, ECD June 2022
- Tennis Court repairs- POC Michelle, ECD June 2022

New Business: None

Newsletter

Topics for the next Newsletter *Article deadline- April 25, Publish/Mail-May 13

- President's message
- Manager's message
- Fun & Games
- Pool Opening
- Summer Events
- Frontier Project
- Friendly Reminders (mowing, trash, pets, etc)
- Spring Yard sale
- Commercial construction
- Amendments
- Last hardcopy of the newsletter- must opt in for hardcopy
- Park Article

Next Board Meeting and Adjournment: The next Board of Directors meeting is scheduled for Tuesday, May 17, 2022, at 6:30 pm at CenterPoint Bible Church

Wes made a motion to adjourn the meeting and Rick seconded it. The meeting was adjourned at 9:40 pm.

Motion Summary

Wes Yates moved to approve the Clagett Management Agreement Renewal Contract with modifications discussed. Rick Greenwood Seconded. Motion carried unanimously.

Wes Yates moved to appoint Ron and Rick to the expiring positions. Mike Mason Seconded. Motion carried unanimously.

Wes Yates moved to approve the Spring Mills HOA Amendment Committee Charter. Tammy Catlett Seconded. Motion carried unanimously.

Wes Yates moved to approve the purchase of the AED. Mike Mason Seconded. Motion carried unanimously.

Respectfully submitted,

Tammy Catlett, Secretary

Stephen Casimir, President, Spring Mills Board of Directors