

## Spring Mills Board of Directors Minutes –July 18, 2017

Present: Stephen Casimir, Jeremy Shen, Robert Ayrer, Ed Flake, Tammy Catlett, Heather Field and Jessica Wood.

Absent:

Meeting was called to order at 6:58 P.M. by President Stephen Casimir.

Stephen welcomed Jeff Mills, resident, who wished to attend the meeting.

Minutes from the June meeting were accepted as submitted.

### PRESIDENT'S REMARKS:

Stephen Casimir discussed removing John Birl from Board Assistant as he has not been an active participant for many months. Ed Flake offered to reach out to him to confirm he was no longer planning to take part in Neighborhood Watch. Removal is pending his response.

### FINANCIAL REPORT:

Heather Field provided financial reports and bank balances.

Bob Ayrer discussed the issue of the budget percentages being off when the reserve fund is fully funded without all dues being paid. After discussion, Heather will look at what can be done to correct the percentages.

The capital reserve CD in the amount of \$102,319.91 with CNB Bank will mature on 8/17/17. Heather suggested Synchrony Bank because they have the best rate she has heard of. She will check into other offers to see if any will come in higher.

### COMMITTEE REPORTS:

**Administrative:** Bob Ayrer had no additional comments.

**Architectural Control Committee:** Heather Field had two applications approved for fences.

**Communication Reports:** Jeremy Shen has had consistent emails but no issues to report.

Ed Flake questioned rather or not Facebook was a positive or worthwhile site. Jeremy feels that it may be easier not to have the Facebook site but he doesn't feel that is best for the development. He can approve all comments and can keep the negative comments off the site. Heather also mentioned that if the HOA doesn't have a site, residents can create one and then the board is unable to control what is posted or said. Per discussion, the Facebook page will continue.

Heather will include an article in the newsletter to ask residents to use email as the preferred contact method instead of Facebook.

Bob would like to run the Rental Guidelines by the attorney to determine if the guidelines are permitted to be required. Heather will show them to the attorney.

**Community Development:** Ed Flake mentioned that Heather will be keeping a calendar for anyone who is wanting to reserve the gazebo so that it is marked reserved. Heather mentioned that it may be something to consider adding to the website and she will also write a newsletter article on gazebo reservations for awareness.

**Compliance:** Heather Field distributed the Parking Rules and Regulations that she, Bob and Stephen created. Bob is asking board members to review the policy and send a response/thought on it to him and Heather by August 1<sup>st</sup>.

Heather has reviewed the Violation/Fine Policy and feels that it would be best to create a new policy which would be better received and enforced. Upon discussion, Heather will draft a new policy for the board to review.

Ed mentioned drawing up a policy regarding hazardous dead trees. Since it would be backed by the CCR's, a policy will be created for dead/hazardous trees.

**Grounds:** Heather Field reported that she met with Jeter Paving for asphalt repairs on Morningside Drive. His proposal for the repairs is \$7,598.00.

Ed Flake moved to have Jeter Paving make the necessary repairs on Morningside Drive for \$7,598.00. Bob Ayer seconded. All in favor, motion carried.

Heather and Robert Butts looked at the unsafe walking path perpendicular to Jamestown. Options were discussed. Per discussion, Heather will ask Nova Pennington to look at the trees and roots to see if removing the roots and capping off the asphalt would be a viable solution to retain the walking path in a safe manner.

**Neighborhood Watch:** No news to report.

**Pool & Community Park:** Ed Flake reported that paint is peeling in the shower stalls. He will have the shower stalls pressure washed to remove all paint and try a new paint.

Ed reported that the toilets and handrails were replaced as planned.

Bob Ayer moved to have Add In Tennis, LLC repair cracks in the tennis court playing surface at a cost of \$1,300.00. Jeremy Shen seconded. All in favor, motion carried.

**Roads:** Heather Field reported that Robert Butts completed two previously-approved repairs. The third repair along TJ Jackson Drive for erosion, behind 55 Oberlin, was further discussed

and determined that additional action above and beyond what was already discussed would be highly recommended to prevent the current erosion problem from recurring.

Bob Ayrer moved to approve Robert Butts to complete the erosion repair on TJ Jackson for the updated cost of \$3,699.00. Tammy Catlett seconded. All in favor, motion carried.

After observing from his porch, Ed feels an additional speed bump is needed on TJ Jackson. Per discussion, the majority feels that as it is the shortest distance between speed bumps in the development, another speed bump will not be the solution if current speed bumps are not slowing certain drivers down.

### **Action/Discussion Items:**

**Firework Regulations:** Ed questioned if a regulation would be appropriate to govern the use of fireworks within the development. Bob is concerned that without being able to enforce the regulation it would only create additional complaints and headaches. Without being able to control the regulation, the board will not create a regulation.

**Enforcement on home color changes:** Heather received an email asking if it was necessary to have exterior color changes approved. Per the CCR's, exterior colors are not subject to architectural review.

### **Old Business / Open Items**

**Review Officer's Manual:** Stephen and Bob will get together and review and revise the Officer's Manual. POC Bob; ECD Aug 2017

**Violation/Fine Policy:** e.g. grass parking, basketball hoops, etc. POC- Heather; ECD Aug 2017

**New Street Signage:** Adding street signage as new streets are completed. POC- Heather; ECD as street(s) are completed

**Refine Parking Policy:** Clearly define and create an addendum to enforce violations. POC- Bob; ECD Aug 2017

**New Benches Installed:** 2 at tennis courts and 1 on the walking trail. POC- Ed Flake; ECD Aug 2017

**Welcome Packet:** For new homeowners who aren't getting CCR's. POC- Heather; ECD Aug 2017

**Postcard Announcement:** For end of summer event. POC: Heather, ECD 1<sup>st</sup> week of Aug 2017

**Tennis Court Parking:** Signage to prohibit stored vehicles. POC Ed; ECD Aug 2017

### **Next Meeting**

The next meeting is currently scheduled for Tuesday, August 15<sup>th</sup>.

### **Upcoming Newsletter**

The deadline for articles is August 4<sup>th</sup> with a distribution date of August 17<sup>th</sup>.

**Motion Summary**

Ed Flake moved to have Jeter Paving make the necessary repairs on Morningside Drive for \$7,598.00. Bob Ayer seconded. All in favor, motion carried.

Bob Ayer moved to have Add In Tennis, LLC repair cracks in the tennis court playing surface at a cost of \$1,300.00. Jeremy Shen seconded. All in favor, motion carried.

Bob Ayer moved to approve Robert Butts to complete the erosion repair on TJ Jackson for the updated cost of \$3,699.00. Tammy Catlett seconded. All in favor, motion carried.

Bob Ayer to adjourn, Ed Flake seconded. Motion carried unanimously.

Meeting adjourned at 8:57 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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