

## **Spring Mills Board of Directors Minutes –September 19, 2017**

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

Absent: none

Meeting was called to order at 7:03 P.M. by President Stephen Casimir.

Stephen welcomed the residents who wished to attend the meeting. He gave each an opportunity to address the board.

Sheldon Smollin wished to express his gratitude to Tammy and Ed for their fantastic pool service.

John and Ginny Householder inquired on grass cutting responsibilities of renters and some other areas that have not been maintained at this point. He also wanted to verify that renters get the HOA CCR's. He was advised that the owner/landlord is responsible for giving renters the handbooks.

Brenda Dior and Matthew Keller had a complaint about a neighbor who has frequent parties that are obnoxiously loud, drunkenness, and parking violations. Heather explained that a formal complaint was filed and that the HOA is currently trying to react with notices to the issues, however, the best action to take is to contact the police department.

Brenda also wanted to let the board know of parking issues on Cavendish. She said the street has an extremely high number of cars parking on the side of the street when an overflow parking lot is available at the end of the street. She is asking the board or Clagett to check into the overnight/weekend parking on this street or send a letter to each resident on the street as a reminder.

Minutes from the August meeting were accepted as submitted.

### **PRESIDENT'S REMARKS:**

Stephen Casimir reiterated what Sheldon said and also thanked Tammy and Ed for their hard work during the pool season. Ed also wanted to mention that the pool repairman, Matt, is also due credit for his service to the community park pool.

### **FINANCIAL REPORT:**

Heather Field provided financial reports and bank balances.

Bob Ayrer stated that the expenses in line and accounts are in good shape.

Heather reported that Synchrony Bank no longer offers commercial investments. She checked into CNB Bank as well as Alliance Association Bank. The board agreed to have her invest the agreed upon funds into the bank that offers the best rate.

Bob gave out a budget worksheet for members to get started on for the 2018/19 fiscal year. He would like them returned next month with some preliminary numbers for next year's budget.

### **COMMITTEE REPORTS:**

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

**Architectural Control Committee:** Heather Field had approximately 8-10 applications. Most were standard and approved.

**Communication Reports:** Jeremy Shen reported communications have quieted down. He feels that the newsletter seemed to help guide residents to the proper channels for their communication needs.

**Community Development:** Tammy Catlett will reach out to Jeff Mills to see if he is still heading the Halloween event for volunteers. A Facebook post will be made prior to the event to search for volunteers if Jeff is no longer interested.

Ed Flake would like to have postcards sent out for the Santa visit. Heather will look into cost options.

**Compliance:** Heather Field reported the violations are mainly mowing/lawn and trashcans but nothing out of the ordinary.

**Grounds:** Heather Field has had a few issues with landscaping where she has called JPM back for corrections. She said one of the berms off Amherst has perennials that are labor intensive and it may be worthwhile to have those plants removed and replaced with something more appealing and require less maintenance. Tammy stated that due to the length between mowings and speed of the mowers flying through, there has been some grass clipping issues where the common area clippings are being blown onto residents' lawns.

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

**Pool & Community Park:** Ed Flake said that the pool is closed and they are in the process of winterizing the pool. He is trying to get Green Concrete out to complete the needed repairs. He will be having a meeting with his pool team to determine what equipment will be needed for the next pool season.

Ed said that due to paint chipping issues in the pool house shower stalls, the paint will be removed to the bare concrete to avoid chipping reoccurrences. The baby pool will need to be

repainted. There have also been a couple requests to have an additional handrail placed so that residents can use two handrails (a rail on each side) to enter the pool safely.

Ed also discussed placing a lock on the tennis courts for the winter season. No final decision made at this time.

**Roads:** Heather Field said she is waiting to hear from Jeter Paving regarding scheduling.

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

**55 Hastings:** has not requested a hearing regarding parking violations and appears to be following regulations.

### **Old/New Business**

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

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

**New Benches Installed:** 2 at tennis courts and 1 on the walking trail. POC- Ed Flake; ECD Mar 2018

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

**Signage for overnight parking:** Signage to prohibit stored vehicles. POC Ed; ECD Oct 2017

**Bids for boardwalk/decking:** on asphalt path. POC – Heather, ECD Oct 2017

**Loitering at the pool:** Possible drug dealings. POC – Ed, ECD Nov 2017

### **Next Meeting**

The next meeting is currently scheduled for Tuesday, October 17<sup>th</sup>.

### **Upcoming Newsletter**

The deadline for articles is October 20<sup>th</sup> with a distribution date of November 15<sup>th</sup>.

### **Motion Summary**

No motions made other than adjournment.

Bob Ayrer moved to adjourn, Ed Flake seconded. Motion carried unanimously.

Meeting adjourned at 8:44 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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