

SPRING MILLS HOME OWNER'S ASSOCIATION BOARD MEETING

August 15, 2017

The meeting was called to order at 7:06 by Stephen Casimir, President

Those attending were Jeremy Shen, Bob Ayrrer, Heather Field, Jessica Wood, Tammy Catlett, Jeff Mills , homeowner

Absent: Ed Flake, Ashley, recording secretary

1. Stephen asked Jeff if he had any initial issues. Jeff asked if anyone had heard about any news on the progress of the light at Rt. 901. The only information that the board had heard was that the State Highway administration was bidding the job out.

REVIEW OF PREVIOUS MINUTES:

Minutes of previous meeting were approved as written. Stephen commented on the postcard that was sent out for the Summer Events. He also stated that this information will be on the Facebook page, website, and in the upcoming newsletter.

FINANCIAL REPORT:

1. Heather reviewed accounts receivable
2. Bob reviewed the financial Statement
3. The statement still reflects the total collected including the reserve. The collected amount and the expenses are not reflected separate from the reserve. Bob stated that the ratio of expenses needs to have adjustments made to it so it more clearly reflects a correct amount. He and Heather will work on this and come up with a solution
4. Receivables and Review of Outstanding HOA fees were discussed. Heather is following up on outstanding dues.
5. Bob discussed the CD that matures 8/17/17. There is a 10 day grace period in which to make a decision. Bob and Stephen need to sign for this move.

The proposed move would be to Synchrony bank. This has been explored by Heather with a copy of rates, etc presented to the board. After a lengthy discussion, a motion was made by Jeremy to open an account with Synchrony Bank and move it. Bob seconded the motion. All were in favor of the following transition and allocation:

\$317, 00 total to be divided up as follows:

\$117, 00 for 36 months, \$100,00 for 24 months and \$50,00 for 12 months

\$50,000 would be available for liquid assets.

Heather stated that those opening the account would need to provide their ID and social security number. She will begin the process.

ADMINISTRATIVE:

This was noted previously by Heather beginning the process of opening the account with Synchrony Bank.

ARCHITECTURAL CONTROL:

Heather has been reviewing applications with few unusual requests. Heather informed Jeff his request for privacy fencing is being reviewed.

A discussion was held regarding security cameras on people's homes and complaints about others watching their home. Currently, there are no Guidelines in place in the HOA regulations. Therefore, the HOA will remain uninvolved with this issue.

COMMUNICATION:

Jeremy stated that the majority of requests via website, Facebook are issues regarding questions about the development, request for references for jobs (lifeguards).

Stephen stated that the photos are complete for on the website.

Heather and Bob discussed a letter/phone calls regarding employment taxes/workman's comp. Heather has coordinated communication between the State tax office and Claggett payroll to resolve this issue.

COMMUNITY DEVELOPMENT:

Jeff is going to take the lead and work with others on coordinating the Halloween Trick or Treating on Tuesday, Oct 31.

Ed already has Santa lined up for Dec. 9. Further discussion of this issue will take place closer to the date.

COMPLAINANCE:

Heather reviewed the modifications/clarification of the current Rules/ Regulations regarding parking in Spring Mills. A motion to approve with the modifications to the policy was initiated and Jeremy seconded it.

Action: discussion regarding ongoing parking issues at 55 Hastings was discussed. Violation letters have been sent with no response or compliance.

Discussion: Heather stated that the Declaration gives the right to fine. The board discussed a fine of \$25 per occurrence to be initiated. Heather will notify everyone when she will provide 55 Hastings with this fine. They will have 10 days to respond and request a hearing with the board.

GROUNDS:

Heather discussed landscaping and the delay in mowing.

Heather met with Nova Pennington and reviewed the trees that needed to be removed.

Discussion was held regarding the nature trail and the roots destroying the asphalt. She provided estimates and discussion regarding possibilities of resolving the issues. A discussion was held regarding the possibility of using decking material on this path. Heather will look into costs, etc of doing this and will report back to the board.

Heather provided bills regarding real estate taxes for common areas at Spring Mills. Bob will review the parcels/maps and see where we stand in relation to our responsibility for payment.

PARK/POOL:

Tammy reported since Ed was absent.

Tammy reported that the motorized vacuum at the pool was not working. Matt reviewed the problem and said it is the motor.

Request for no more than \$3,000.00 was requested for replacement of the vacuum. Bob motioned to allocate the money and Jeremy seconded it.

Tammy will inform Ed and contact Matt about exploring various brands.

ROADS:

There is a schedule set up for repairs on Morningside Dr.

NEIGHBORHOOD WATCH:

No report

OLD/NEW BUSINESS:

- A. New benches (2 at tennis court, 1 on nature trail)- POC: Ed, ECD Sept 2017
- B. Signage for overnight parking at tennis courts lot- POC: Ed, EDC Sept. 2017
- C. Review of Officer's Manual- POC: Bob and Stephen

NEWSLETTER (FALL)

Heather requested that the revised Parking Policy be put in the upcoming newsletter. All agreed. The Oct 31 Halloween event will also go in that newsletter

The next Board meeting is Sept 19,2017

Jeremy made a motion to close the meeting.

Meeting adjourned at 9:03p

Respectfully submitted,

Tammy Catlett, Secretary