

SPRING MILLS SUBDIVISION VIRTUAL ANNUAL MEETING 2022 NOTES

TUESDAY, FEBRUARY 22, 2022 AT 6:30 PM

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

Absent: Stephen Casimir

Number of Attendees in person: 17

Number of Attendees by proxy: 32

A quorum was not achieved; therefore, it was an informational meeting.

The meeting was called to order by Ed Flake, Vice President at 6:35 pm. Ed gave welcoming remarks and introduced the Board and the representative from Claggett Management.

FINANCIAL REPORT: Michelle gave the financial report which included the account balances. She also briefly discussed the audit that was done. She reported that there were no “red flags” and the board signed off on the audit. There is less than 2% delinquency, currently and there are 661 units.

2022-2023 BUDGET DISCUSSION: Ron presented the projected budget and gave a brief explanation of how the budget is developed. The dues for the coming year are \$500. Ron discussed the reserve fund, what those funds cover and projected use of the funds.

2021 HIGHLIGHTS: Tammy informed the members of the following highlights that took place this past year. They include:

Flags displayed for holidays, Halloween, Spring and Fall yard sales, Holiday decorations at the pool, Crosswalk added at TJJ/Chalcot, Santa visit, Holiday decorating contest, Tree work, Drainage work on Morningside Dr., Power washing, Additional Street signs, First phase of updating pool furniture, Drainage work on Whippoorwill, Concerts in the park, Ice cream socials, and Picnic and hot dog cookouts at the pool.

2022 Planned Projects: Ed presented projects that the Board has planned for the coming year which include:

Amending the CC&Rs, Refiling Articles of Incorporation, Spring Yard Sale-June 4, Fall Yard Sale- Oct 1, Easter Egg Hunt- April 16, Concerts, Holiday Decorating contest, Santa visit, Halloween, Tennis court repairs, Power Washing and Potential Fall Fest.

ELECTION RESULTS: Michelle explained that since we did not have a quorum, we would not be holding an election. All ballots received by management will become null and void.

QUESTIONS/OPEN FORUM:

Questions and concerns were heard from several residents:

- Resident #1: Concerned about the fumes being emitted by the marijuana process plant on TJ Jackson. He has notified the EPA about the issue and will keep the Board informed about their fundings. He was also concerned about Frontier's work in the community. Michelle informed him that he would need to contact Frontier with any concerns. He was also concerned about the shape of the back of many of the properties and is asking if Claggett can have a look at those when doing their rounds.
- Resident #2: Concerned about the speed bumps and slowing down ambulances.
- Resident #3: Questioned how the budget is approved and whether we are following guidelines. He also had questions about nominations and how this is occurring per protocol. A brief discussion and explanation were given.
- Resident #4: Thanked the board for dealing with weed control in the area of the new villas. She questioned whether there are plans for new growth in this area. She also expressed concern about the possibility of a community park planned by the planning and zoning of Berkeley County near the villa. A brief discussion was held.
- Resident #5: Thanked the board for handling the drainage issues on Whippoorwill. She also thanked the pool staff for their management. She enjoys her time at the pool. She asked about the trailers in the parking lot of the church. An explanation of the church's plans was given.
- Resident #6: She questioned the utility right away for Frontier to be doing their work etc. A brief discussion was held.
- Resident #7: This resident was new to the community and voiced concern about the speed bumps.
- Resident #8: Questioned the dues, reserve study, and the relationship to road improvements. A brief discussion was held.
- Resident #9: Questioned whether cut backs could be made in the budget to help with road repairs. A brief discussion was held regarding the budget.
- Resident #10: Questioned whether the rules have changed about fences in the community. Michelle explained the violations are being worked according to policy.
- Resident #11: Thanked the board for their work and all they do.

Ed made a motion to adjourn the meeting and Rick seconded it.
The meeting was adjourned at 8:05 pm.

Respectfully, submitted, Tammy Catlett, Secretary