

Spring Mills Board of Directors Minutes –July 17, 2018

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

Absent:

Meeting was called to order at 7:00 P.M. by President Stephen Casimir.

Stephen welcomed everyone who wished to attend the meeting.

Brenda Diou, of Chenault Trail, had a couple follow up questions and wished to observe the meeting.

Mike Gleason, of Radcliff Lane, has filed a violation report. Jessica has been working on the issue to see what the options are to rectify the matter.

Minutes from the June meeting were accepted.

PRESIDENT'S REMARKS:

Stephen Casimir thanked the members for their work in his absence.

FINANCIAL REPORT:

Bob Ayrer clarified questions he had on the balance sheet and receivable ratios.

COMMITTEE REPORTS:

Administrative: Bob Ayrer had no additional comments.

Architectural Control Committee: Jessica Wood reported that she had two standard applications.

Communication Reports: Jeremy Shen stated that emails have been significantly less.

Community Development: No news to report.

Compliance: Jessica Wood stated that most issues have been over grass or vehicles parked on the street.

Grounds: Heather Field reported that the tree work was completed and everything looks great.

Heather said that the landscaping items that have been neglected have been addressed with JPM Landscaping.

Bob Ayrer moved to have John Yates de-weed and clear out the St. Andrews monuments for \$1,983.26. Ed Flake seconded. Motion carried unanimously.

Heather will have Nova give an estimate for cutting back the brush at the corner of St. Andrews and Dartmouth. She will also have him give an estimate for clearing out the beds on Hastings.

Pool & Community Park: Ed Flake reported that the broken playset items have been repaired with exception of the slide.

Ed Flake moved to have the mulch installed, spread and the area leveled for \$1545.00. Jeremy Shen seconded. Motion carried unanimously.

Matt is moving and will no longer be servicing the pool. He is willing to train Erin and Tammy on servicing the pool. Ed stated that their salaries would need to increase accordingly. As far as mechanical repairs, John's Pool would take care of those services. Super Splasher in Winchester would be an option to open and close the pool for the season as well as possibly come in weekly for consults. Ed purchased Matt's chemicals and will be setting up an account to purchase chemicals online at wholesale prices through Hatchet. Hatchet will deliver the chemicals to the storage facility.

Roads: Heather Field stated the path repairs will begin next Monday, June 23rd.

Neighborhood Watch: No news to report.

Action/Discussion Items:

Wendy's Proposal: The attorney is reviewing the proposal and the HOA's responsibilities assumed with accepting the proposal.

Landscaping Proposals: Discussed above.

Pool Manager Fees: Discussed above.

Basketball hoop at 18 Saffron Terrace: The attorney will be addressing the matter now that the deed has been received.

Old/New Business

Signage for new streets: As new streets are completed. POC: Heather; ECD as street(s) are completed

Completion of asphalt path overlay: - POC: Heather, ECD July 2018

Playground Repairs: POC: Heather, ECD Aug 2018

Landscaping Issues (islands and berns): POC: Heather, ECD Aug 2018

Next Meeting

The next meeting is currently scheduled for Tuesday, August 21, 2018.

Upcoming Newsletter

Article deadline is August 9th to be published by August 24. Topics to be included:

- President's message
- Manager's message
- New construction status
- End of Season Pool Events
- Halloween
- Playground Repair Article
- Volunteer Request
- August 26th - End of Season Cookout 12-3
- Sept 3rd - Labor Day Ice cream 11:20-2

Motion Summary

Bob Ayrer moved to have John Yates de-weed and clear out the St. Andrews monuments for \$1,983.26. Ed Flake seconded. Motion carried unanimously.

Ed Flake moved to have the mulch installed, spread and the area leveled for \$1545.00. Jeremy Shen seconded. Motion carried unanimously.

Bob Ayrer moved to move forward with the foreclosure on the severely delinquent account on Morningside Drive. Ed Flake seconded. Motion carried.

Bob Ayrer moved to adjourn, Jeremy Shen seconded. Motion carried unanimously.

Meeting adjourned at 9:05 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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