

## **Spring Mills Board of Directors Minutes –September 18, 2018**

Present: Jeremy Shen, Robert Ayrer, Ed Flake, Tammy Catlett, and Heather Field.

Absent: Stephen Casimir

Meeting was called to order at 6:56 P.M. by Vice President Jeremy Shen.

Jeremy Shen welcomed the resident who wished to attend.

Brenda Diou of Chenault Trail was discussing a requirement of villas which specifies that they must have the same roof/shingle type. She is concerned because her villa will need a replacement in the near future and wants to replace the shingles with a better quality shingle. The board advised her that the addendum was filed on her property by Panhandle Builders and that the HOA has no control over the matter. The board recommended that she talk to Panhandle Builders to see if anything can be done.

Minutes from the August meeting were accepted.

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

Stephen Casimir was unable to attend. Vice President Jeremy Shen opened in his absence.

### **FINANCIAL REPORT:**

Bob Ayrer had no news to report. Heather Field provided financial statements and clarified all questions regarding them.

### **COMMITTEE REPORTS:**

**Administrative:** Bob Ayrer stated that the CCR's can be amended as of December 1, 2019. If no changes are made the current CCR's will be renewed for 10 years. If there are any changes that need to be made it is suggested to begin a year in advance. At this time there is no expressed interest in an amendment.

**Architectural Control Committee:** Heather Field had 4 approved applications, including Wendy's.

**Communication Reports:** Jeremy Shen received minimal communications in the last month, most issues are due to neighbor complaints or high grass.

**Community Development:** Ed Flake reported that Santa is scheduled from 2-3pm on Dec 15th.

An arrangement will need to be made with the fire department for the fire truck.

Volunteers will be needed for Halloween night.

**Compliance:** Heather Field reported that the basketball hoop on Saffron has been moved into compliance.

**Grounds:** Heather Field got a recommendation from Nova Pennington to plant crape myrtles in the mulch beds on Hastings. Heather will ask John Yates to look at the Hastings mulch bed and make a recommendation and quote for the number of crape myrtles to plant as well as a recommendation on grass/decorative grass for the mulch beds on Dartmouth. She will also ask for a quote to plant new trees on the island at the end of Morningside Drive where old ones were removed. She will have him make each bid separately.

Heather is waiting on bids to be sent in for next year's landscaping contract.

**Pool & Community Park:** Ed Flake is in the process of having the pool closed and other minor jobs completed to winterize the pool/pool house.

Ed will have a locksmith come to change/update all the locks in October and have a lock box installed for trusted/vetted vendors.

Ed also mentioned that as the weather begins to get cold, the heater in the pump room will need to stay on medium heat to keep the pumps from freezing up.

Tammy Catlett is working to have a couple adult guards for next year as the college kids begin going away for school at the end of the pool season.

**Roads:** Heather is waiting on Jeter Paving to send in a quote to continue the new pavement on the nature trail.

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

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

No action items until receipt of awaiting proposals.

### **Old/New Business**

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

**Playground Repairs:** POC: Heather, ECD Oct 2018

**Landscaping Issues (islands and berms):** POC: Heather, ECD Spring 2019

**Trim pines, etc., behind pool fence - POC Heather:** Spring 2019

### **Next Meeting**

The next meeting is currently scheduled for Tuesday, October 16, 2018.

### **Upcoming Newsletter**

Article deadline is October 29th to be published by November 15th. Topics to be included:

- President's message
- Manager's message
- New construction status
- Holiday events - Santa Dec 15 @ 2pm, Decorating Contest
- Halloween wrap-up
- Volunteer Request
- Adult Lifeguards

### **Motion Summary**

No motions.

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

Meeting adjourned at 8:29 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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