

Notes Spring Mills Board of Directors –November 15, 2016

Present: Stephen Casimir, Richard Clark, Ed Flake, Jeremy Shen, and Heather Field.

Absent: John Birl, Dave Fleming, Robert Ayrer, Debbie Scott, Gerald Bowers

Meeting was called to order at 7:00 P.M. by President Stephen Casimir without a quorum. Due to the fact there was not a quorum this is a discussion and not a business meeting. No actions can be taken during the discussion.

Stephen Casimir received resignations from both John Birl and Dave Fleming.

Stephen discussed the addition of the “open items” on the minutes as a way to let board members know of current and open duties with estimated completion dates.

FINANCIAL REPORT:

Heather Field provided bank balances and financial reports.

Heather stated, per the attorney, that payments are coming in on the collection accounts. Liens were filed and are expiring. Anyone who has not paid will have lawsuits filed.

COMMITTEE REPORTS:

Administrative: Bob Ayrer was unable to attend.

Stephen stated that the Board should look at reducing the number of Board members to five due to Clagett taking on the day to day operations of the HOA. We can address this during the January 2017 meeting.

Architectural Control Committee: Debbie Scott was unable to attend. Heather said that she had two approved applications for enclosed porches.

Communication Reports: Richard Clark reported that he will no longer need a newsletter editor to replace him as Heather will receive the articles and Stephen will review them. He will, instead, replace that article in the newsletter with the snow removal policy for residents to read as winter is approaching.

Community Development: Gerald Bowers was unable to attend.

Compliance: Heather Field stated that violations have slowed down.

Grounds: Jeremy Shen reported that budgetary items have been sent in.

Heather reported that homeowners at 56 Morningside feel threatened by a large tree that is on

common ground. They feel that the tree could fall on their deck. However, Nova Pennington has walked the area and stated that the trees are alive and do not pose a threat.

She also received a complaint on trees behind 61 Whipporwill that appear to be very old. Heather suggested having them looked at in the spring.

Neighborhood Watch: No update.

Pool & Community Park: Ed Flake reported that the pool is officially shut down and Greene Concrete has completed the repairs. He will still have plumbing and winterizing invoices coming in.

He also stated that he would like to visit the idea of having a new roof (shingles) put on the pool house next year.

Roads: No Update.

Heather reported that she ordered fiberglass snow markers. Glenn Cushwa has received them and will be taking care of installation.

Old Business / Open Items

Web Hosting: Collecting recommendations for a new web site design and contract. Current web hosting is due 30 Nov 2016. POC- Ed; ECD Mar 2017

Violation/Fine Policy: e.g. grass parking, basketball hoops, etc.... POC- Dave; ECD Feb 2017

Grass seed near Radcliff home: To be done in spring where trees were removed. POC- Jeremy; ECD Mar 2017.

Common areas neglected by Landscaper: Common area behind Debbie Scott's house being maintained by residents. Review area and add to landscaping map for inclusion on contract renewal. POC- Bob; ECD Mar 2017

HOA Insurance Policy review: Review current insurance policy to insure we have correct and adequate coverage. POC- Stephen; ECD Jan 2017

Speed Bumps: Additional speed bumps on Dartmouth, Morningside and possibly TJ Jackson. Stephen would also like the board to consider having arrows painted on the road prior to speed bumps. ECD Jan 2017 POC Heather

Drainage Issue: Morningside Drive ECD Jan 2017. POC Heather

Action/Discussion Items:

Annual Meeting: Will be held February 23, 2017 at the Bedington Fire Station.

Speed Bumps: Rich Clark received a complaint about speeding at the top of Dartmouth Lane and Morningside Drive. Residents at the beginning of Morningside would also like to see a speed bump placed there as well. Ed feels that TJ Jackson could also use another speed bump.

Drainage: Roadway water accumulation on Morningside Drive is pooling. Heather suggested having it looked at as it could create ice problems.

Web Hosting: Ed Flake discussed the web hosting proposals and options. A motion will be sent out via email in order to move forward and reported in January's meeting. Rich will renew current web hosting so that there is a seamless transition.

Insurance Policies: Stephen Casimir is still working on determining if the current policy has adequate coverage.

Next Meeting

The next meeting is currently scheduled for Tuesday, January 17th.

Motion Summary

No motions were made.

Meeting adjourned 8:48 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Richard W. Clark, Secretary, Spring Mills Board of Directors

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