

Minutes Spring Mills Board of Directors –January 17, 2017

Present: Stephen Casimir, Ed Flake, Jeremy Shen, Robert Ayrer, Gerald Bowers and Heather Field.

Absent: Debbie Scott

Meeting was called to order at 7:02 P.M. by President Stephen Casimir.

Minutes from the October meeting were accepted as submitted.

Notes from November meeting were accepted as submitted.

FINANCIAL REPORT:

Heather Field provided bank balances and financial reports. Heather stated that the payroll account is as low as it will go.

Heather will add percentages of total budget to the Income and Expense Summary in the future.

Bob Ayrer wanted to discuss the residential delinquent assessments totaling \$19,214. He pointed out that the true delinquent assessments are actually lower as this total reflects legal and other charges due to the delinquencies. Heather will make the necessary updates and provide them at the next Board meeting.

COMMITTEE REPORTS:

Administrative: Bob Ayrer got a note from Allen Henry. Allen didn't understand how his bill kept increasing while his commercial lots were decreasing. Upon research, Bob found that he had doubled up on a couple of charges in error. Bob said they are going to audit the records to find out how much Mr. Henry overpaid and refund him this amount.

Bob reported to the board that upon discussing assessments with Allen Henry, it was pointed out that the commercial side of the development is no longer as large as it used to be and is more residential than commercial and is not reflected in the assessments as it should be. Bob will be taking a look at the setup of the 13/14 fiscal year assessments to create a scale of what has been sold to properly allocate assessments.

Architectural Control Committee: Debbie Scott was unable to attend. Heather stated one application was approved in December for an enclosed porch.

Communication Reports: Ed Flake recommended Jeremy Shen to be in charge of the "Web Team" and offered his assistance to work with him. Jeremy accepted.

Ed also reported that DH Webb was paid the \$800 needed to begin and stated that the agreement

will require a signature.

Heather stated the Newsletter is short a few pages and if there are any additional articles please submit them to her by Friday, 20 Jan. Bob mentioned he had a few previously published but with new folks moving into the community it might be a good idea to include them.

Community Development: Gerald Bowers had a report of someone posing as the SMHOA and put a fine on a car parked in the grass. The board discussed that this was, in fact, not the Board nor Clagett's doing. They recommended getting a copy of the fictitious citation so that they can see where the fine was to be mailed.

Compliance: Heather Field had no news to report. She stated that this time of year it is typically only trashcan violations.

Grounds: Jeremy Shen is working on an application to get free trees but mentioned that it would require volunteers. After discussion, Jeremy will get some quotes on having trees installed as it would be very difficult to get the number of volunteers needed.

Heather Field discussed the grounds maintenance proposals received for 2017.

Blake Landscaping came in at \$23,815. JPM Landscaping came in at \$22,684. Simply Divine Lawncare came in at \$36,565.

Heather will coordinate a meeting with JPM Landscaping and Ed Flake so that Ed can voice his concerns and needs with ground maintenance at the Community Park before voting.

The vote will be delayed until the February meeting.

Neighborhood Watch: No news to report.

Pool & Community Park: Ed Flake suggested looking into a different material called "pug material" instead of concrete on the nature trails. He recommended trying it on the section of the nature trail is in need of repair that runs from Jamestown to the back of the nature trail as this area is already a problem and this type of material will allow for root movement. He will be looking into the feasibility of it.

Roads: Heather Field reported that she has been unable to reach Robert Butts. She will be making contact with him soon and meet with him regarding drainage/gravel as well as reinforcing the roadway area that has created an issue in Ed Flake's lawn.

Stephen Casimir received and accepted the resignations from John Birl, David Fleming and Richard Clark.

Bob Ayer moved to reduce the size of the board from nine members down to five members. Ed Flake seconded. All in favor. Motion carried.

Bob Ayrer moved to appoint Jeremy Shen as Vice President. Ed Flake seconded. All in favor. Motion carried.

Action/Discussion Items:

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

Grounds maintenance proposals: Discussed earlier in “Grounds.” Motion will be delayed until February meeting.

Preliminary Budget: Bob Ayrer presented a preliminary budget to the board and will be making some adjustments before the next meeting to adopt before the annual meeting.

Old Business / Open Items

Web Hosting: DH Webb. POC- Jeremy Shen; ECD Apr 2017

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

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

Speed Bumps: Bid for additional speed bumps on Dartmouth, Morningside and one on Hastings/Harvard. Bid needed to repaint speed bumps and include directional arrows. POC Heather, ECD Feb 2017

Drainage Issue: Morningside Drive ECD Feb 2017. POC Heather

Single Player Board: Bid for a single player practice board at tennis court. POC Heather, ECD Feb 2017

Next Meeting

The next meeting is currently scheduled for Tuesday, February 21st.

Motion Summary

Bob Ayrer moved to reduce the size of the board from nine members down to five members. Ed Flake seconded. All in favor. Motion carried.

Bob Ayrer moved to appoint Jeremy Shen as Vice President. Ed Flake seconded. All in favor. Motion carried.

Bob Ayrer moved to adjourn. Jeremy Shen seconded. All in favor. Motion carried.

Meeting adjourned 9:19 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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