

Spring Mills Board of Directors Annual Meeting – February 23, 2017

Present: Stephen Casimir, Jeremy Shen, Ed Flake, Heather Field

Absent: Robert Ayrer and Gerald Bowers

Homeowners Present: 20 Homes represented

Meeting was called to order at 7:06 P.M. by President Stephen Casimir.

OPENING: Stephen Casimir greeted the homeowners and welcomed all new residents.

INTRODUCTION OF THE BOARD: Stephen introduced the board members both present and absent.

REMARKS FROM HEATHER FIELD: Stephen introduced Heather Field. Heather explained Clagett's role in the development. She also offered her assistance to any residents who may have questions or issues.

FINANCES: Stephen let residents know that the HOA has a solid financial footing and is in great standing. He informed residents that the board has adopted a 2017/2018 budget which does not reflect in an increase in the upcoming dues.

Stephen stated that Clagett has managed to significantly decrease the number of unresponsive accounts in collections.

Stephen discussed the role and importance of having the Reserve Fund. He also let the residents know that the reserve study should be updated every 5 years.

2016 HIGHLIGHTS: Stephen touched on some of the projects the Board completed to date during the current fiscal year, such as: resealing the pool deck, resurfacing the tennis courts, and removing dead trees. He stated that reported crime has been minimal.

UPCOMING PROJECTS: In 2017 some trees will be planted to replace some of the previously mentioned removed trees. The website will be updated and improved through a professional Web Design company. Street repairs completely as necessary. The shower stalls in the pool house will also be painted as per the health department's requirement. Some pool equipment will be replaced as needed as well as replacing the pool house roof (either this year or next year).

The association currently has 551 homes. Panhandle Builders has planned to build an additional 20 carriage houses and 90 additional villas within the next two years.

Stephen let residents know that the board is always looking for volunteers to serve on the board

or volunteer their time for the community.

Q&A: Residents had questions concerning the following topics:

- New homes being built
- Stoplight placement
- Reserve study
- Pool use
- Live wire and holding ponds near Cotswald
- Architectural control matters
- Street lights

RESIDENT REQUESTS: A resident requested to have a bench placed along the nature trail in the woods for people who enjoy walking.

A resident requested speed bumps at the stop sign on the corner of Amherst Lane and Yale Lane due to drivers not stopping and speeding through the stop sign.

Residents also requested looking into possible street lights.

The Board will look into these requests over the coming months.

Meeting adjourned at 8:06 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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