

Spring Mills Board of Directors Notes –April 11, 2017

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

Absent: None

Meeting was called to order at 7:01 P.M. by President Stephen Casimir.

Stephen welcomed homeowner, Jeff Mills, who wished to attend the meeting.

Minutes from the February meeting, Annual meeting and March meetings were accepted as submitted.

PRESIDENT'S REMARKS:

Stephen Casimir received and accepted Gerald Bowers' resignation and thanked him for his service on the board.

Stephen also received and accepted Debbie Scott's resignation of her duties as Architectural Control Assistant and Facebook contributor.

FINANCIAL REPORT:

Heather Field provided current bank balances and financial reports.

Bob Ayrer remarked that he felt the HOA was in a good cash position based on the reports.

COMMITTEE REPORTS:

Administrative: Bob Ayrer, Stephen Casimir and Heather Field met to discuss simplifying information that the Board receives from Clagget.

Bob completed an analysis on the reserve fund to determine why the reserve fund appeared to be short of the projection. He found that the tennis court repairs this year were made sooner than 2019 as was in the reserve study.

Architectural Control Committee: Heather Field approved one application for replacement of windows. Windows are not normally required for approval; however, the homeowner was changing the style of windows and wanted approval.

Communication Reports: Jeremy Shen reported that communications have been pretty minimal other than a trash complaint which was cleared up.

Stephen contacted the photographer, Justin Steward, who will come May 12th at 11am to take pictures for the website. The cost is estimated at \$200.00.

Community Development: No news to report.

Compliance: Heather Field's latest inspection had nothing out of the ordinary. Trashcan violations are the biggest offenders.

Grounds: Heather Field stated that JPM Landscaping starts on Thursday and will be scheduled for weekly mowing on Thursdays.

JPM has ordered the trees to plant along the tennis court and at the pool. Heather is hoping the trees will be planted by May 12th for pictures.

Neighborhood Watch: No news to report.

Pool & Community Park: Ed Flake reported that he had the shower stalls, ceilings, and a door painted. He felt that the paint job looked wonderful and is considering having a couple additional doors painted.

Ed will begin getting started on the pool opened this month. He will have the water turned on April 20th.

Roads: Heather Field received a complaint today, 11 Apr about roads on Morningside Drive.

Action/Discussion Items:

2017 Election: Ballots are due back April 24th. With Stephen Casimir's term ending, he has submitted a resume. Tammy Catlett and Dennis McNamee also submit resumes.

Speed Bumps: Heather received a response from Jeter Paving stating that they do not offer any discount for quantity of speed bumps. Each speed bump is \$1400 and includes painting.

The proposed speed bumps are located on: (1) Morningside, (1) Dartmouth, (2) Amherst at stop signs.

Ed Flake moved to add the four additional speed bumps and fill all necessary cracks while here. Bob Ayryer seconded. All in favor, motion carried.

Benches for Tennis Court and/or Nature Trail: Ed Flake was able to locate the vendor who had sold equipment to the HOA previously. Ed wanted to purchase some trash cans, a cigarette dispenser and 3 benches (1 at the tennis court and 2 on the nature trail) from that vendor. Ed will call and get pricing on the benches.

Water pooling at the end of Radcliff: Heather Field talked to Robert Butts and he felt that he could make the repair on Radcliff for under the previously approved \$2000.00 budget for repairs.

Insurance: Stephen Casimir was able to get an insurance quote for increasing the umbrella policy. The quote is attached to the April agenda to look over and consider.

Old Business / Open Items

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

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

New Trees: Planting 1 at pool, 3 at the tennis courts. POC- Heather; ECD May 2017

Street signs: Adding street signage as new streets are completed. POC-Jeremy; ECD TBD

Next Meeting

The next meeting is currently scheduled for Tuesday, May 16th.

Motion Summary

Ed Flake moved to add the four additional speed bumps and fill all necessary cracks while here. Bob Ayrer seconded. All in favor, motion carried.

Meeting adjourned at 8:40 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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