

Spring Mills Board of Directors Minutes – June 20, 2017

Present: Stephen Casimir, Robert Ayer, Ed Flake, Andrea Brown and Tammy Catlett.

Absent: Jeremy Shen and Heather Field

Meeting was called to order at 7:04 P.M. by President Stephen Casimir.

Stephen welcomed the resident who wished to attend the meeting. Jeff Mills inquired on lawn clipping collection. Stephen and Ed suggested arranging it through Apple Valley Waste.

Minutes from the May meeting were accepted as corrected.

PRESIDENT'S REMARKS:

Stephen Casimir sent a welcome letter to Tammy Catlett for her position on the Board of Directors. Stephen also sent a letter to Jeff Mills thanking him for his service with power washing the pool deck and a letter to Robert McNamee for offering to serve on the board.

FINANCIAL REPORT:

Andrea Brown, filling in for Heather Field, provided current bank balances and financial reports. Andrea stated that some numbers may not be showing correctly as the year began May 1st and minor rollover issues cause the numbers to not reflect properly.

Bob Ayer discussed having Clagett transfer the full allotted Reserve Fund payment in full at the beginning of the year instead of monthly transfers. He would like to have it cleared out of the account so that the remaining balance is truly the operating funds. Per discussion, Bob will get with Andrea and Heather to have this change made.

COMMITTEE REPORTS:

Administrative: Bob Ayer reported that he had a meeting with the new county sheriff. He discussed having Writs served and Sheriff Keller ensured he will ensure they are served.

Architectural Control Committee: No applications reported.

Communication Reports: Jeremy Shen was unable to attend.

Community Development: No news to report.

Compliance: Heather Field was unable to attend. Andrea Brown had no issues to report.

Bob Ayer discussed the need to have parking violations and fines clearly defined so that the policies can be enforced. Bob will create an addendum and get together with Heather to clearly

define the policy so that it is enforceable.

Grounds: Stephen Casimir is requesting the landscaper to take care of weeds in the mulch beds on Hastings. Tammy Catlett also stated that grass clippings were blown onto St. Andrews drive which is illegal and dangerous to motorists. The landscaper will need to cut away from the road to prevent the grass from covering the road.

Neighborhood Watch: No news to report.

Pool & Community Park: Ed Flake reported that the pool opening and ice cream truck was a total success.

Tammy found plumbing issues and Ed had A Plus Plumbing to come out and investigate. The toilets are taking so long to fill and evacuate due to their age. He got a quote from A Plus Plumbing to install 3 new toilets which came in larger than preferred. He is getting a second quote from Glenn Cushwa.

Bob Ayer moved to authorize Ed Flake to spend up to \$1500.00 to replace 3 toilets and add handrails to the pool bathrooms. Tammy Catlett seconded. All in favor, motion carried.

Tammy reported that the end of summer picnic will be held August 27th from 12-3. Tammy will put together a postcard mailer so that the residents are aware of the picnic in advance. She will also put out some fliers at the pool.

The ice cream truck will return on Labor Day.

Roads: Ed Flake mentioned that a few speed bumps will need some minor repairs as they are starting to crumble. Speed bump repairs will be held off as long as possible due to heavy construction traffic.

Action/Discussion Items:

Review Officer's Manual: Stephen and Bob will get together and review and revise the Officer's Manual.

Discussion of Guidelines for Property Owners who Lease their Unit: Tammy Catlett made notes of potential guidelines for landlords to know when renting their properties. She will pass these along to Heather for review.

Welcome Packet: Clagett has a welcome letter used for new homeowners. Stephen would like to see a sample to consider having it distributed to new homeowners upon notice of closings.

Removal of Facebook Link on Website / Additional Administrator: Ed would like to have the Facebook link removed from the website due to negativity. Stephen stated that comments are not automatically published. Stephen will talk with Jeremy to see if he feels that Facebook is a positive feature to have or if it is not worthwhile.

Tammy Catlett received a request to have any pool closings posted on the Facebook site. Ed Flake suggested having Heather or another member added to the website Admin so that last minute information can be posted to take all the pressure off one sole member.

Upgrades to Pool Facility: See Pool and Community Park for discussion. The following motion was carried: Bob Ayrer moved to authorize Ed Flake to spend up to \$1500.00 to replace 3 toilets and add handrails to the pool bathrooms. Tammy Catlett seconded. All in favor, motion carried.

Storage of Vehicles at Tennis Court Parking Lot: Members discussed placing a sign that disallows overnight/long term parking at the tennis courts for overflow parking as the lot is intended and needed for people who wish to use the tennis court.

Old Business / Open Items

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

New Street Signage: Adding street signage as new streets are completed. POC- Heather; ECD as street(s) are completed

Refine Parking Policy: Clearly define and create an addendum to enforce violations. POC- Bob; ECD July 2017

New Benches Installed: 2 at tennis courts and 1 on the walking trail. POC- Ed Flake; ECD July 2017

Welcome Packet: For new homeowners who aren't getting CCR's. POC- Heather; ECD July 2017

Next Meeting

The next meeting is currently scheduled for Tuesday, July 18th.

Upcoming Newsletter

The deadline for articles is August 4th with a distribution date of August 17th.

Motion Summary

Bob Ayrer moved to authorize Ed Flake to spend up to \$1500.00 to replace 3 toilets and add handrails to the pool bathrooms. Tammy Catlett seconded. All in favor, motion carried.

Bob Ayrer moved to adjourn. Tammy Catlett seconded. Motion carried unanimously.

Meeting adjourned at 8:49 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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