

Spring Mills Board of Directors Minutes –September 17, 2019

Present: Stephen Casimir, Tammy Catlett, Rick Greenwood, Heather Field, and Michelle Showers.

Absent: Ed Flake and Ron Little

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

Minutes from the August meeting were accepted as submitted.

PRESIDENT’S REMARKS:

Stephen opened and welcomed everyone.

FINANCIAL REPORT:

Heather Field provided financial reports and bank balances. She also went over receivables and accounts in collections.

COMMITTEE REPORTS:

Administrative: Heather Field informed the board that Rental Properties, Inc. will be raising the storage unit fee effective October 1st.

Architectural Control Committee: Heather Field approved three applications in August: 1 fence, 1 satellite dish, and 1 driveway extension.

Communication Reports: Rick Greenwood had no news to report. He gave the board a report of Facebook activity. He will be putting a post on Facebook for Halloween volunteers.

Community Development: Rick Greenwood gave the board members info on booking Drew Adam’s Acoustic, October 12th, from 5-7 pm at the Gazebo. The cost is \$175.00. The board agreed to go ahead and book him and Heather will send out a postcard event reminder.

Compliance: Heather Field has on-going inspections and follow ups. Two notices of fines were issued in the past month.

Grounds: Heather confirmed the power washing was completed Thursday. Rick told Heather that a couple islands were missed. Heather will check with 360 Powerwash to see if he intended to come back to finish or if he realized that he missed them.

Tammy informed Heather that some trees on Morningside may need to be trimmed/pruned because they are low and brushing against trucks.

Nova Pennington gave a proposal for fall tree removal for \$1,600.00 plus tax. Rick Greenwood moved to approve the Nova Pennington estimate for fall tree removal, up to \$2,500.00. Tammy Catlett seconded. Motion carried unanimously.

Pool & Community Park: Tammy Catlett reported that the pool is closed, and the water has been turned off. Tammy said that in the upcoming months decisions will need to be made about the baby pool as there is still a leak after repairs have been made. The pool has spots that need to be patched. Tiles around the edge of the pool are also going bad and need to be repaired. Tammy is also considering some apps or software for memberships.

Roads: No news to report.

Neighborhood Watch: No news to report.

Action/Discussion Items:

Stormwater flooding follow up: Stephen reported that he and Rick met with Robert Butts and discussed the options. Stephen came up with a new idea to extend the culvert to the parking area / road where it can properly drain into the water management systems in place. This would be a more cost-effective route than digging up the ground and pavement to place a pipe underground.

Stephen also would like Robert Butts to survey the storm drains to see which drains have collected debris over the years and need to be cleared out to function properly. Robert will look at the drains and discuss which drains are in urgent need of being cleared.

Stephen is currently awaiting an estimate for both jobs.

Review and acceptance of capital reserve study recommendations: Stephen discussed how the capital reserve numbers are calculated and why changes were needed to apply the recommendation so that it is practical for use for the development. He will be sending out the changes made to the board members for review.

Old/New Business

- Finalize capital reserve study - POC: Stephen, ECD November 2019
- Dog bag stations on new streets- POC: Heather, ECD Summer 2019
- CCR revision timeline from 10 years to 5 - POC: Stephen, ECD November 2019
- Stormwater drainage onto Radcliff lots - POC Heather, ECD Summer 2019
- Panhandle Builders relocation of sales sign at entrance – POC Heather, ECD Summer 2019
- Community Room at CNB Bank - POC Stephen, ECD November 2019
- Bylaws amendments if needed – POC: Stephen, ECD November 2019

Upcoming Newsletter: The article deadline for the November 15th newsletter will be October 28th.

Topics for this newsletter include:

- President's message
- Manager's message
- New Construction status
- Holiday Decorating Contest
- Santa Event
- Snow Removal Procedures
- How community inspections are performed, frequency, by who, etc.
- Gazebo Concert Recap

Next Meeting

The next meeting is currently scheduled for Tuesday, October 15th.

Motion Summary

Nova Pennington gave a proposal for fall tree removal for \$1,600.00 plus tax. Rick Greenwood moved to approve the Nova Pennington estimate for fall tree removal, up to \$2,500.00. Tammy Catlett seconded. Motion carried unanimously.

Tammy Catlett moved to adjourn; Rick Greenwood seconded. Motion carried unanimously.

Meeting adjourned at 8:12 P.M.
Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

THE REMAINDER OF THIS PAGE IS BLANK