

Annual Meeting Notes Spring Mills Unit Owners Association - February 25th 2020

Present: Stephen Casimir, Ed Flake, Tammy Catlett, Ron Little, Rick Greenwood, and Michelle Showers

Absent: None

The annual meeting was called to order at 7:00 P.M. by President Stephen Casimir.

Welcome Remarks

Stephen greeted and welcomed all residents in attendance. He discussed the agenda for the evening. He reminded residents of the monthly board meetings held at the CNB Bank in which they are welcome to attend.

Introduction of Board of Directors and Clagett

Each member introduced themselves and gave some information about their duties.

Financial Report

Ron Little was happy to inform residents that the HOA dues would not be increasing for the upcoming year. He discussed the number of new units the association has gained and the number of upcoming new units. He gave examples of the operating expenses or “where the money goes” for the dues that are assessed. Ron also informed the residents of some capital improvements that are planned, such as road resurfacing, and pointed out why the reserve fund is so important to have in advance for such large projects.

2020/2021 Budget Discussion

Ron and Stephen also went over the 2020/21 Budget.

A resident questioned where the money will go for the snow removal costs that are not being used for this year. Ron clarified that those funds will be put into a contingency fund which can be used for various things such as capital projects, apply to the reserve fund, or to cover any costs that go over budget.

Stephen Casimir gave the residents details on the reserve study such as the purpose of it and why the reserve study and reserve fund are so advantageous for the development.

2019 Highlights

Stephen Casimir covered some of the 2019 highlights such as:

- Flags displayed for holidays
- Added pet stations
- Pickleball court / tennis court repainting
- Santa Visit at the Library
- Decorating Contest
- Powerwash the monuments, islands, drains
- Halloween event

- Reserve study

2020 Planned Projects

Stephen also went over a list of the planned projects for 2020:

- Concerts
- Spring and Fall yard sales
- Easter Egg Hunt
- Halloween event
- Additional power washing
- Decorating Contest
- Santa Visit
- Pool Pump & more
- Nature trail overlay
- Erosion repairs

Questions/Open Forum

Questions and considerations from the residents in attendance included:

- Adding the adult swim times to the newsletter
- Letting the library know the dates for the yard sales as they would also like to join in
- The paving process and estimated times
- Pet waste station locations
- Any potential planned walking path or sidewalks along TJ Jackson
- Dogs inside the tennis court
- House on Orchid in deplorable shape
- Dog waste violations
- Whippoorwill flooding
- Stop sign runners at Amherst and Yale

Board members answered all questions and discussed concerns with the residents.

Meeting adjourned at 8:30 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors