

Spring Mills Board of Directors Minutes – May 19, 2020

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

Absent: None

Meeting was called to order at 7:02 P.M. by President Stephen Casimir.

HOMEOWNERS FORUM:

Stephen Casimir discussed an email that was received regarding refund of dues for any major delay or cancellation of the pool season due to COVID 19.

REVIEW OF MINUTES:

The minutes from the April meeting were accepted as submitted.

PRESIDENT'S REMARKS:

Stephen opened and welcomed everyone to the virtual meeting.

FINANCIAL REPORT:

Michelle Showers provided financial reports and bank balances. Heather Field gave a year-end summary as the fiscal year ended April 30th. Michelle reported 449 homeowners and 3 commercial accounts have already sent in their current fiscal year dues as of today.

COMMITTEE REPORTS:

Administrative: Heather updated the verbiage in the management contract with Clagett which states the board members will review the contract annually with a stipulation that if the members are unable to review the contract it will auto-renew annually.

Members elected officers as there was no quorum of homeowners. Members re-seated the existing officers. Ed Flake moved to reappoint the current officers for 2020/21 fiscal year. Rick Greenwood seconded. Motion carried unanimously.

Stephen Casimir will continue as President.

Ed Flake will continue as Vice President.

Ron Little will continue as Treasurer.

Tammy Catlett will continue as Secretary.

Rick Greenwood will continue as Member.

Architectural Control Committee: Michelle Showers approved the following permits:

- 102 Dartmouth Ln.: 4ft white vinyl fence

- 87 Morningside Dr.: resurfacing the lead walk
- 266 Morningside Dr.: color changes to door, door trim, and shutters
- 93 Osprey Ln.: replacing the current metal stair rail with vinyl
- 29 Swallow Ct.: replacing the existing patio and extending the lead walk

Communication Reports: No news to report.

Community Development: Rick Greenwood discussed rather or not to have the Memorial Day concert at the Community Park. After discussion and due to the current COVID 19 restrictions limiting gatherings to 25 people, the concert will be postponed.

The Easter Egg Hunt has also been postponed.

The Yard Sale for Saturday, June 13th will be determined by the status of the COVID 19 restrictions in June.

Compliance: Michelle Showers provided a compliance log that shows all violations that are being managed with many being trashcan violations and mildew problems.

Michelle has a violation that, if not cleared by tomorrow, will begin to receive fines. Another will soon follow.

Grounds: Rick Greenwood proposed adding a dog park to the development in an unused area. After member discussion the board decided not to pursue this idea.

Stephen suggested using that unused field to add a walking path at a later time if it is common property. He also discussed a resident question regarding adding a walking path along TJ Jackson and felt it would be more beneficial to add that path when TJ Jackson gets resurfaced in a few years. Rick also brought up seeing if the Morningside cul-de-sac can be connected by a path to the adjacent street via common ground for residents to walk through. Determining common ground will be completed before further discussion or obtaining proposals.

Pool & Community Park: Ed Flake reported that he and the pool managers will be getting estimates for pool renovations that are needed this year.

Tammy Catlett reported that there are a few tasks that need to be done before the pool can be opened. Erin Schenzel has been in communication with the Health Department regarding the pool opening and procedures for when the pool can be opened. Plans are in place for sanitizing. Discussions and ideas are on-going for procedures should there be a limit on the number of people permitted at the pool at one time.

Roads: Stephen Casimir discussed additional concerns regarding the road and sidewalk conditions of Saffron Ct. He does not feel that it was fair or just to be deeded poorly constructed roads and sidewalks and would like to see what can be done about this, if anything.

Neighborhood Watch: No news to report.

Pending Items:

- Stormwater drainage onto Radcliff lots - POC Heather, ECD June 2020
- Bylaws amendments if needed – POC: Stephen, ECD August 2020
- Repaint speed bumps in spring – POC: Michelle, ECD June 2020

Upcoming Newsletter: The article deadline for the August 21st newsletter will be August 7th.

Topics for this newsletter include:

- President's message
- Manager's message
- New Construction status
- End of Pool Season events
- Halloween
- Status of Roads

Next Meeting

The next Board of Directors meeting is currently scheduled for Tuesday, June 16th.

Motion Summary

Ed Flake moved to reappoint the current officers for 2020/21 fiscal year. Rick Greenwood seconded. Motion carried unanimously.

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

Meeting adjourned at 8:43 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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