

Spring Mills Board of Directors Minutes – September 15, 2020

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

Absent:

Meeting was called to order at 7:00 P.M. by President Stephen Casimir.

HOMEOWNERS FORUM:

Michelle Showers received an email suggestion to add a street sign to Saffron advising that it is a “Dead End Street.” The board members have previously discussed adding signs to the new streets and are awaiting estimates.

REVIEW OF MINUTES:

The minutes from the August meeting were accepted as submitted. The notes from the Ad Hoc Pool Meetings held September 1st and 3rd 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. She also discussed the current delinquencies as well as the current budget status.

Michelle brought up options for foreclosures on a couple of accounts that remain substantially unpaid after all other avenues have been exhausted.

Ed Flake moved to proceed with foreclosure on one property provided there are no reasons this action cannot be taken. Ron Little seconded. Motion carried unanimously.

COMMITTEE REPORTS:

Administrative: No news to report.

Architectural Control Committee: Michelle Showers approved the following permits:

101 Dartmouth – 4ft wooden fence

17 Saffron – concrete sidewalk next to patio

323 Harvard Ct – 4ft black aluminum fence

97 Trebeck Trail - fence

123 Marietta Ln – play/swing set

Communication Reports: No news to report.

Community Development: The fall yard sale will be held Saturday, October 10th from 7am – 2pm.

The Santa Visit at the library has been scheduled for December 12th at 2pm. Hot chocolate and cookies to be provided.

Compliance: Michelle Showers provided a compliance log showing all violations that are being managed. The board discussed the chronic violators.

Grounds: Michelle Showers met with excavator Rick Pugh regarding the concrete swale on Morningside. He had many ideas but will be checking with the county regarding any necessary permits and will finalize a plan and get a quote to Heather and Michelle.

Michelle also will be getting a quote from Botanica to provide an assessment on the stormwater drainage as well as a quote on their ideas for the drainage repairs on Morningside and Ambler/Whippoorwill. Michelle also discussed the lawn maintenance concerns that have been brought to her attention regarding mowing prior to Labor Day and the pool gate being left open. After discussion, there are additional concerns in the quality of their work that Michelle will relay to Botanica.

Ed Flake mentioned there are trees on TJ Jackson which might be on HOA property.

Michelle asked Botanica about removing the filter socks (9) at the end of the new streets. Botanica quoted an expense of \$100.00 per sock for removal for a total of \$900.00. Michelle will contact Panhandle Builders to request they remove the filter socks as they are the ones who installed them during construction.

Michelle is meeting with Nova Pennington to assess common area trees.

There are two dog waste stations pending to be installed. Per discussion the ones for the new streets will wait until after construction is completed.

Pool & Community Park: Tammy Catlett discussed the upcoming pool work process. Wilcox will be sending her a work schedule once they receive payment. She reported that the pool will need to be drained before they begin. Once repairs are complete, the pool will need to be refilled and treated before closing.

Roads: No news to report.

Pending Items:

- Bylaws amendments if needed – POC: Stephen, ECD October 2020
- Drainage issues at Ambler and Whippoorwill - POC Michelle, ECD October 2020
- Quote to crossover between Hastings/Orchid to Chalcot – POC: Michelle, ECD November 2020
- Permanent Solution for Morningside Drainage – POC: Michelle, ECD October 2020
- Assessment of Storm Water Drainage System – POC: Michelle, ECD October 2020

- Drainage Issue at 235 Morningside – POC: Michelle, ECD October 2020

Upcoming Newsletter: The article deadline for the November 16th newsletter will be November 2nd.

Topics for this newsletter include:

- President's message
- Manager's message
- New Construction status
- Holiday Events
- Snow Removal

Next Meeting

The next Board of Directors meeting is currently scheduled for Tuesday, October 20th.

Motion Summary

Ed Flake moved to proceed with foreclosure on the more outstanding property provided there are no reasons that action cannot be taken. Ron Little seconded. Motion carried unanimously.

Ed Flake moved to adjourn. Rick Greenwood seconded. Motion carried unanimously.

Meeting adjourned at 9:02 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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