

Spring Mills Board of Directors Minutes – October 20, 2020

Present: Stephen Casimir, Ed Flake, Ron Little, Tammy Catlett, Rick Greenwood, and Heather Field.

Absent:

Meeting was called to order at 7:03 P.M. by President Stephen Casimir.

HOMEOWNERS FORUM:

No homeowners in attendance.

REVIEW OF MINUTES:

The minutes from the September meeting were accepted as submitted.

PRESIDENT’S REMARKS:

Stephen opened and welcomed everyone to the virtual meeting.

FINANCIAL REPORT:

Heather Field provided financial reports and bank balances. She also discussed the unpaid assessments for both commercial and residential.

Stephen Casimir discussed updating the reserve study as items are completed to better plan for future expenditures.

Members agreed to verify if there is any legal reason preventing moving forward with a foreclosure. Heather will ask the HOA Lawyer if there is any legal reason preventing this action. Heather outlined the process of foreclosing for members to have an idea of the timeline.

COMMITTEE REPORTS:

Administrative: No news to report.

Architectural Control Committee: Michelle Showers approved the following permits:

65 Wisteria – 4ft wood fence

147 Pembroke – 4ft wood fence

28 Swallow – flagpole in yard

Communication Reports: No news to report.

Community Development: Members discussed Trick-or-Treating for Halloween. After discussion, the event will be held October 31st from 6-8pm, but will caution residents to follow CDC Guidelines.

Compliance: No compliance log was included in the agenda for review.

Grounds: Eli from Botanica was in attendance to discuss concerns with lawn maintenance. Tammy Catlett discussed a major safety concern where the gates to the pool have been left unlocked twice after the mowing was complete. Eli said that he has stressed the importance to his crew to lock the gate after mowing. Tammy also discussed contract specifications on: flower planting, weeding in the pool area, and mowing before holiday weekends. Eli has made notes of all concerns and will be making a better effort for the 2021 season.

Rick Greenwood brought up widening the mowing path along the nature trail. A decision will be made after a quote is received.

Members discussed Botanica's quote to rectify water drainage issues. After discussion, the board will get some clarity on solutions A and C before making a motion to accept the quote.

Botanica also provided a quote for \$75.00 to evaluate the drain culverts throughout the development. Stephen will sign and accept the proposal.

Heather suggested making changes to the 2021 Lawn Maintenance contract based on the discussion. Suggested changes include specifying the flowers to be planted prior to Memorial Day and having mowing done every 7-10 days and not focusing on the 24-cut schedule. She also will request a quote from Botanica to increase the width of mowing along the nature trail.

Rick mentioned a dead tree down on the nature trail to be looked at for removal.

Rick will pick up the dog waste stations that were ordered and put them in storage until they are ready to be installed.

Pool & Community Park: Tammy Catlett discussed the much-needed facelift project at the pool. She was happy to report that there has been no structure damage to the pool over the years. She went over the progress for the work being done.

Roads: Signs are needed throughout the development. Sign Here provided a quote for all signs that are needed throughout the development. Rick Greenwood moved to approve all new signage to be ordered by Sign Here and installed by Glenn Cushwa. Ed Flake Seconded. Motion carried unanimously.

Pending Items:

- Bylaws amendments if needed – POC: Stephen, ECD November 2020
- Drainage issues at Ambler and Whippoorwill - POC Michelle, ECD November 2020
- Quote to crossover between Hastings/Orchid to Chalcot – POC: Michelle, ECD November 2020
- Permanent Solution for Morningside Drainage – POC: Michelle, ECD November 2020
- Assessment of Storm Water Drainage System – POC: Michelle, ECD November 2020
- Drainage Issue at 235 Morningside – POC: Michelle, ECD November 2020
- Reprint the Green Books – POC: Heather, ECD November 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, November 17th.

Motion Summary

Rick Greenwood moved to approve all new signage to be ordered by Sign Here and to be installed by Glenn Cushwa. Ed Flake Seconded. Motion carried unanimously.

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

Meeting adjourned at 9:20 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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