

Spring Mills Board of Directors Minutes – November 17, 2020

Present: Stephen Casimir, Ed Flake, Ron Little, Rick Greenwood, Michelle Showers and Heather Field.

Absent: Tammy Catlett

Meeting was called to order at 7:05 P.M. by President Stephen Casimir.

HOMEOWNERS FORUM:

Michael Mason was in attendance to observe only.

REVIEW OF MINUTES:

The minutes from the October 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. She also discussed delinquencies.

COMMITTEE REPORTS:

Administrative: Heather Field suggested moving the election for BOD to the annual meeting. After discussion, the BOD decided to move the election to the annual meeting. Ballots and proxies will be sent with the January newsletter.

An updated resolution and clarifications have been made to the CCR's. All changes will be posted to the website for any resident to view. The Green Book will be reprinted and available to any resident who requests them.

A homeowner requested special permission to sell Girl Scout Cookies at the pool parking lot on a Saturday in February for a few hours as the pandemic is interfering with their normal sale locations. They offered to split any permitted time with another troupe who also has children in the development. The board has given permission to have a sale and set up their booth.

Architectural Control Committee: Michelle Showers approved the following permits:

84 Oriole – 4ft wood fence

1179 TJ Jackson – 8' x 12' utility shed
(Commercial)

Communication Reports: No news to report.

Community Development: Rick Greenwood confirmed the Holiday Decorating contest would be judged December 16th at 7pm. Usually, there are winners for 1st-3rd place. Rick feels that it would be beneficial to have 1st-3rd place winners for the townhouses separately, so they do not feel excluded. Heather Field graciously offered to have Clagget sponsor townhouse winners for the 2020 year.

The Santa Visit will be held December 12th, taking utmost care and precautions, so long as there are no restrictions or guidelines preventing it. Any changes or cancellation will be posted on Facebook, website and sent via email blast.

Ron Little suggested having a Halloween Decorating Contest in 2021 as he has noticed more residents participating in Halloween decorating.

Compliance: Michelle Showers provided a compliance log that shows all violations that are being managed.

Grounds: Botanica sent clarifications on the drainage correction plans. After discussion, there are still questions regarding the plans for Proposal A. The BOD decided not to move forward with that proposal until the questions are cleared up. The homeowners at 235 Morningside will need to sign a permission/liability waiver before completing the necessary repairs near their home.

Rick Greenwood moved to have Botanica complete Proposals B and C once 235 Morningside has signed the waiver. Ed Flake seconded. Motion carried unanimously.

Heather Field went over the drafted 2021 Landscaping Contract from Botanica. Ed Flake moved to accept the 2021 Landscaping Contract. Rick Greenwood seconded. Motion carried unanimously.

Pool & Community Park: In her absence, Tammy Catlett sent an email with pool renovating updates. All renovations have been completed and pool winterization will soon be completed. Tammy thanked everyone for their support during the process. She feels this much needed facelift will keep the pool nice for many seasons to come.

Roads: All signs needed have been ordered. Once the signs are delivered, Glenn will install them.

Glenn will also be installing the snow markers for snow removal during the winter season.

Pending Items:

- Bylaws amendments if needed, reprint green books – POC: Stephen, ECD December 2020
- Drainage issues at Ambler and Whippoorwill - POC Michelle, ECD March 2021
- Quote to crossover between Hastings/Orchid to Chalcot – POC: Michelle, ECD January 2021
- Permanent Solution for Morningside Drainage – POC: Michelle, Project approved: Awaiting completion
- Assessment of Storm Water Drainage System – POC: Michelle, Project approved: Awaiting completion

- Drainage Issue at 235 Morningside – POC: Michelle, Project approved: Awaiting completion

Upcoming Newsletter: The article deadline for the January 18th newsletter will be January 1st.

Topics for this newsletter include:

- President's message
- Manager's message
- New Construction status
- Decorating Contest Results
- Election/Annual Meeting Details (2/23/21)
- Green Book Revisions

Next Meeting

The next Board of Directors meeting is currently scheduled for Tuesday, January 19th.

Motion Summary

Rick Greenwood moved to donate \$1,000 to a local charity. Ed Flake seconded. Motion carried unanimously.

Rick Greenwood moved to have Botanica complete Proposals B and C once 235 Morningside has signed the waiver. Ed Flake seconded. Motion carried unanimously.

Ed Flake moved to accept the 2021 Landscaping Contract. Rick Greenwood seconded. Motion carried unanimously.

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

Meeting adjourned at 9:05 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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