

Annual Meeting Notes Spring Mills Unit Owners Association - February 23, 2021

Welcome Remarks 7:02pm

Stephen Casimir welcomed all residents in attendance. He discussed the agenda for the evening.

Introduction of Board of Directors & Clagett

Each member introduced themselves and shared information about their duties. Both members of the Clagett Management team introduced themselves and discussed their roles for the HOA.

Quorum

Combined attendees and proxies totaled 59. The meeting continued as an informational meeting. As stated in the CCR's, without a quorum, the election will be decided among the board members at the next BOD meeting.

Financial Report

Ron Little gave the financial report and went over the 2021/2022 approved budget. He discussed the current dues for the year and explained the dues increase this year to residents who questioned it.

2020 Highlights

- Pool remained open during Covid-19 due to staff professionalism and residents abiding by state guidelines.
- Replaced the pool pump
- Power-washed the gazebo
- Major Pool renovations - repaired and resurfaced 30-year-old pool
- 2 community yard sales
- Ice cream for Labor Day
- Concerts in the park
- Holiday decoration contest
- Stop signs replaced on TJ Jackson

2021 Planned Projects

- Community events such as: cook outs, Santa visit, concerts, Easter egg hunt, decoration contests, ice cream truck- Safety and State Guidelines Permitting
- Ambler and Whippoorwill drainage issues to be corrected
- Morningside drainage issue approved and pending completion
- Bathroom stalls at the pool to be replaced
- Trees will be assessed/removed/pruned as needed
- Roads will be assessed/repared as needed
- Walking path connection at Hastings and Orchid via crosswalk

Questions/Open Forum

- Request to connect Saffron Terr. to the rest of the development via nature trail/walking path

- Request for pool hours to be increased
- Request for dandelion treatment on the common areas so that neighboring yards aren't affected (specifically Whippoorwill and Ambler)
- Trees planted between new villas appear to be dying- are these on HOA Common or Homeowner areas?
- Who makes up the "commercial accounts"? All the businesses on TJ Jackson
- Plastic liners in the new storm drains are full of dirt and straw/debris- Who is responsible for cleaning these out- Builder or HOA?
- Complaint regarding increased dues and reduction in services
- Complaint about Algae on homes
- Is smoking marijuana a violation of the CCRs- there is nothing in the CCRs regarding marijuana. Residents should contact the police.

Adjourn

The annual meeting ended at 8:20pm.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors