

Spring Mills Board of Directors Minutes – February 16, 2021

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

Absent: None

Meeting was called to order at 7:07 P.M. by President Stephen Casimir.

HOMEOWNERS FORUM:

No homeowners in attendance.

REVIEW OF MINUTES:

The minutes from the January 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 discussed current budget status. She also compared the cash and accrual-based accounting methods as the Board is considering switching to accrual-based accounting.

COMMITTEE REPORTS:

Administrative: Members discussed the proposed 2021/22 budget and made changes where necessary.

Ron Little moved to approve the 2021/22 proposed budget. Tammy Catlett seconded. Motion carried unanimously.

Stephen Casimir went over the agenda for the Annual Meeting.

Michelle found a CPA to conduct an audit for the 2019/2020 tax year. She is awaiting the engagement list for the audit.

Architectural Control Committee: Michelle Showers approved the following permits:

43 Akron Drive – 4ft vinyl privacy fence

12 Mercer Lane – Converting part of existing deck to an all four seasons room

156 Stanford Lane – 4ft wood picket fence

Pending Application: 43 Cavendish – Fence - after BOD discussion this application will be denied.

Communication Reports: No news to report.

Community Development: No news to report.

Compliance: Michelle Showers provided a Compliance Log with outstanding violations.

Grounds: Michelle Showers met with Eli from Botanica. As soon as the winter weather breaks, he will be taking care of the drainage problems on Morningside. Michelle got additional complaints for water pooling on Radcliff. She reached out to Eli who submitted another proposal for additional drainage work to prevent water pooling on Radcliff.

Eli also provided a culvert/water management system proposal.

Pool & Community Park: Tammy Catlett said they will be doing some bathroom stall measurements to get an estimate for replacements.

The playground was inspected. None of the stepping pads are in their correct positions. After discussion, the board opted to remove the stepping pad section as it is safer than a temporary fix.

Ed Flake recommended letting residents know via Newsletter or posted statement that the playground equipment has been inspected.

Roads: Michelle Showers got a proposal from Jeter for the crossover between Hastings/Chalcot. The proposal is pending on site clarification with Michelle.

Pending Items:

- Drainage issues at Ambler and Whippoorwill - POC Michelle, ECD April 2021
- Quote to crossover between Hastings/Orchid to Chalcot – POC: Michelle, ECD March 2021
- Permanent Solution for Morningside Drainage – POC: Michelle, Project approved: Awaiting completion
- Drainage Issue at 235 Morningside – POC: Michelle, Project approved: Awaiting completion
- Storage Unit at the pool – POC: Tammy/Ed, ECD April 2021

Upcoming Newsletter: The article deadline for the May 10th newsletter will be April 19th.

Topics for this newsletter include:

- President's message
- Manager's message
- New Construction status
- Pool opening
- Summer events
- Yard Sale
- Playground Inspection

Next Meeting

The Annual Meeting is currently scheduled for Tuesday, February 23rd.

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

Motion Summary

Ron Little moved to approve the 2021/2022 Proposed Budget. Tammy Catlett seconded. Motion carried unanimously.

Ron Little moved to adjourn. Tammy Catlett 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