

## **Spring Mills Board of Directors Minutes – June 15, 2021**

Present: Tammy Catlett, Ron Little, Rick Greenwood, Wes Yates, Mike Mason, Michelle Showers and Heather Field.

Absent: Stephen Casimir, Ed Flake

Meeting was called to order at 7:04 P.M. by Tammy Catlett.

### **HOMEOWNERS FORUM:**

Karen Ferris came to the meeting with news that the Morningside Drive fix has solved the water running to and flooding her yard. She also wanted to report that she has trees dying and taking away her privacy caused by the forementioned water problem. Michelle had Nova look at them a few months ago and he said they did not need to be removed. Karen would like the board to consider removing the trees and replacing them so that they can have their privacy back. The trees are not on her property so she is at the mercy of the board to make the decision since she cannot have them removed and replaced personally. Tammy said they will talk to Nova and then discuss the matter among the board.

Though Mrs. Ferris' water issues have been resolved, her neighbor, Jane Shows, is still having water drainage problems. Michelle will call her tomorrow to discuss the water issues. Wes offered to go over with Michelle look at it.

A homeowner on Saffron has sent a complaint in about speeding. Michelle advised that she has the new speed limit signs in her office to be placed very soon once locations are decided.

Linda White on Yale contacted the board regarding 3 pine trees that were removed as per her request due to the pine needle mess. She now wants trees replaced for privacy where the previous trees were removed. Michelle will let Ms. White know that she can plant trees on her property for privacy, but the HOA will not be replanting trees where she has previously asked them to be removed.

### **PRESIDENT REMARKS:**

Secretary, Tammy Catlett, is hosting the meeting in Stephen Casimir's absence.

### **REVIEW OF MINUTES:**

The minutes from the May meeting were accepted as submitted.

### **FINANCIAL REPORT:**

Michelle Showers provided financial reports and bank balances. She discussed the current delinquency status and went over the income and expense statement.

Ron Little explained changes in the spreadsheet for the Capital Reserve/Operating Contingency.

**COMMITTEE REPORTS:**

**Administrative:** Michelle Showers reported that Dana found a discrepancy in the contingency budget of \$5,000 because the commercial assessments were included in the residential assessments. Michelle said that the CPA will look over the last few years when they complete the planned audit. Because the accounting method changed, the audit is more expensive than usual as they need to compare the cash and accrual-based methods. Michelle suggested that to recoup the \$5,000.00, the audit could be put off into the next budget.

Rick Greenwood moved to use the Contingency Fund to balance the \$5000.00 discrepancy. Wes Yates seconded. Motion carried unanimously.

**Architectural Control Committee:** Michelle Showers approved the following permits:

87 Akron Drive	Installing pavers along the sides of the driveway
87 Akron Drive	12' x 24' paver patio
87 Akron Drive	4ft white vinyl privacy fence around patio with 8ft posts
40 Chagrin Drive	Screening in patio
123 Morningside Drive	4ft white vinyl picket fence
239 Morningside Drive	Add shutters to windows and painting front door and shutters
151 Saffron Terrace	Adding an exterior bump out for fireplace exhaust
206 Saffron Terrace	Adding pavers to backyard next to patio, landscaping changes
90 Whipoorwill Lane	4ft white vinyl privacy fence
175 Yale Lane	Changing the color of the shutters

Michelle denied an application from 51 Heron Lane for a fence that would come to the side of the home. She received a letter from them asking the board to reconsider because the fence comes to the side of an addition that was built onto the garage and is not to the side of the home. She did send pictures along as well.

Wes Yates moved to grant the appeal of the architectural permit at 51 Heron Lane to allow the fence as proposed. Mike Mason seconded. Motion carried unanimously

**Communication Reports:** Rick Greenwood did not receive feedback from the yard sale, good nor bad. The Goodwill truck would not take furniture because it fills the truck up too quickly. Going forward if this will be the policy, a memo will go out to let homeowners know in advance.

Rick also thought it would be helpful for a board member to have access to the email system for last minute changes in events. Michelle will set up a no-reply email and give an email list monthly.

**Community Development:** The summer picnic will be held June 27<sup>th</sup>.

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

**Roads & Grounds:** Glenn Cushwa looked at Jeter's proposal for the crossover and proposed handrail. Glenn said that the handrail was not required according to the Berkeley County code because the measurements were lower than what requires a handrail. Glenn proposed the cost for a wood handrail would be \$2000-\$3000 due to the price of lumber. Per Discussion, Michelle will check with Glenn about doing the handrail in vinyl or aluminum.

Michelle was out for inspections and noticed that the white vinyl fence separating the single-family homes and townhomes is covered in mildew. She has reached out to Power Wash 360 for a quote. They sent back a proposal with a cost of \$662.50.

Rick Greenwood moved to approve the proposal for Power Wash 360 clean the fence for \$662.50. Ron Little seconded. Motion carried unanimously.

Tammy mentioned that it may be worth looking at the trees along the roads that are hitting the buses, trucks, etc. Michelle will look at it during an upcoming inspection.

**Pool & Community Park:** Tammy Catlett reported that the baby pool is repaired and should be ready and functioning by Thursday. However, they heard a loud whistling in the pump room. The baby pool pump is original and is slowly dying down. She was told that the pump is about \$500 dollars and labor would not be much. They also noticed the pump needed to be grounded and final cost would be around \$700-800.

#### **Pending Items:**

- Quote to crossover between Hastings/Orchid to Chalcot – POC: Michelle, Project approved, waiting completion.
- Storage Unit at the pool – POC: Tammy/Ed, ECD September 2021
- Creating snow removal SOP – POC: Wes Yates, ECD August 2021

**New Business:** Trees on owner lots along the streets that are brushing buses, UPS trucks etc.

**Upcoming Newsletter:** The article deadline for the August 24<sup>th</sup> newsletter will be August 6<sup>th</sup>.

Topics for this newsletter include:

- President's message
- Manager's message
- End of Summer Events
- Fall Yard Sale
- Science Corner
- Halloween
- Walking Path Safety
- Governing documents

## **Next Meeting**

The next Board of Directors meeting is currently scheduled for Tuesday, July 20<sup>th</sup>.

## **Motion Summary**

Rick Greenwood moved to use the Contingency Fund to balance the \$5000.00 discrepancy. Wes Yates seconded. Motion carried unanimously.

Wes Yates moved to grant the appeal of the architectural permit at 51 Heron Lane to allow the fence as proposed. Mike Mason seconded. Motion carried unanimously.

Rick Greenwood moved to approve the proposal for Power Wash 360 clean the fence for \$662.50. Ron Little seconded. Motion carried unanimously.

Rick Greenwood moved to adjourn. Wes Yates seconded. Motion carried unanimously.

Meeting adjourned at 9:11 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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