

Spring Mills Board of Directors Minutes – August 17, 2021

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

Absent: Mike Mason

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

HOMEOWNERS FORUM:

A concerned homeowner sent an email saying they are opposed to the HOA power washing the sidewalks on Morningside Drive. Upon further discussion, the sidewalks are indeed on private property and the responsibility of each homeowner. Individual homeowners on Morningside Drive will be notified to resolve algae sidewalk issues themselves. Michelle will get a new quote for power washing only on the mailbox area/common areas.

PRESIDENT REMARKS:

Stephen Casimir welcomed all members and residents to the meeting.

REVIEW OF MINUTES:

The minutes from the July 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. She reported that the Capital Reserve Fund deposit has been made and will reflect in the financials.

COMMITTEE REPORTS:

Administrative: Per Discussion, the future BOD meetings will be held at 6:30pm going forward.

Architectural Control Committee: Michelle Showers approved the following permits:

Centerpoint Church	2 Temporary modular classrooms
24 Bryn Mawr	4ft white vinyl privacy fence around patio
37 Chennault	Install landscaping pavers along property line
34 Polygon	4ft wooden fence

Communication Reports: No news to report.

Community Development: Rick Greenwood will be trying to schedule another concert in September or October.

Compliance: Michelle Showers provided a Compliance Log with outstanding violations. Most are mildew, grass and trash can violations.

Stephen Casimir brought up the point that there are currently 3 different trash companies picking up in the development to keep in mind for trashcan violations.

Roads & Grounds: Nova Pennington sent in a proposal to remove two dead trees (on Morningside Drive \$200/St. Andrews \$1,000). The proposal also included removing 3 trees behind 109 Radcliff on common ground for \$1,500. The proposal including tax is \$2,862.00.

Ed Flake moved to leave the 3 trees on 109 Radcliff as they are. Rick Greenwood seconded. Motion carried unanimously.

Ed Flake moved to remove the tree and stump on Morningside Drive as planned and to remove the tree on St. Andrews but leave the stump. Ron Little seconded. Motion carried unanimously.

Botanica sent a proposal for Turf Treatments in the new Villa Common Areas. It was unclear if the proposal included watering. Per discussion, Michelle will verify with Botanica to include watering in the proposal.

Ed Flake moved to accept the Turf proposal from Botanica so long as it includes watering. Rick Greenwood seconded. Motion carried unanimously.

Botanica sent a proposal to correct poor water management issues at a culvert at 33 Yale for a total of \$950.

Ed Flake moved to accept the Botanica proposal to clear up water management issues at 33 Yale for \$950.00. Wes Yates seconded. Motion carried unanimously.

Pool & Community Park: Tammy Catlett discussed the pool status. Water aerobics have been added and there have been a few parties. The chairs need replaced and Tammy is searching for a good option to replace the chairs for next pool season.

Pending Items:

- Storage Unit at the pool – POC: Tammy/Ed, ECD September 2021
- Creating snow removal SOP – POC: Wes Yates, ECD September 2021

New Business: No new business.

Upcoming Newsletter: The article deadline for the November 12th newsletter will be October 22nd.

Topics for this newsletter include:

- President's message
- Manager's message
- Fun Zone
- Santa
- Decorating Contest
- Snow Policy

Next Meeting

The next Board of Directors meeting is currently scheduled for Tuesday, September 21st at 6:30pm.

Motion Summary

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Ed Flake moved to accept the Turf proposal from Botanica so long as it includes watering. Rick Greenwood seconded. Motion carried unanimously.

Ed Flake moved to accept the Botanica proposal to clear up water management issues at 33 Yale for \$950.00. Wes Yates seconded. Motion carried unanimously.

Wes Yates moved to adjourn. Tammy Catlett. Motion carried unanimously.

Meeting adjourned at 9:09 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors