

SPRING MILLS SUBDIVISION UOA MEETING MINUTES

May 17, 2022

The meeting was called to order at 6:30pm by Stephen Casimir, president.

Present: Stephen Casimir, Rick Greenwood, Ron Little, Mike Mason, Tammy Catlett, Wes Yates (via speaker phone), Michelle Showers

Absent: None

Other present: Seven residents

PRESIDENT'S REMARKS:

Stephen welcomed everyone to the meeting and thanked them for attending.

HOMEOWNER FORUM:

Resident #1- Asked about the financials and if they are listed by line item. Michelle explained the financials and will send the line-item breakdown to him. He also questioned the need for increased fees with having additional homes built. Stephen explained the increase is due mainly to increase costs and to fund the reserve fund which is in place to pay for capital expenses. He also asked about replacing the gravel near the road in front of his home as it was disturbed during Frontier's excavation. He was told he could do so with gravel or grass.

Resident #2- Concerned about the Commercial Reserve fund and what the businesses contribute. Stephen explained the commercial side of Spring Mills and how it is incorporated into the reserve fund. The homeowner commented about continual flooding on TJ Jackson. Stephen informed him the Board is reviewing the water management system throughout the neighborhood and will specifically look at TJ Jackson.

Resident #3- Concerns were brought up about the need for further mowing on the edge of St. Andrews to provide greater visibility when pulling out at the Dartmouth entrance. Michelle will contact Botanica to discuss this issue and ensure they are mowing appropriately. Another concern was who is responsible for the mowing along TJ Jackson. Michelle will verify who is responsible, the homeowner or Botanica and will proceed as necessary.

Resident #4- Asked who is responsible for the gravel/grass along the roads. The homeowner is responsible for the gravel/grass in front their home. He expressed concerns about the increased speed along St. Andrew Dr. The HOA has no jurisdiction of that area. He asked if residents may want to contact a Delegate to help with this issue. He asked about the outcome of his request to put a shed in his yard. Discussion was held and this will be addressed in the Architectural Report.

FINANCIAL REPORT:

Michelle provided the financial report, explained the income statement, and discussed the cash register summary. Ron provided the Reserve Cash Flow spreadsheet report.

COMMITTEE REPORTS:

Administrative:

Residential Insurance Policy- discussion was held regarding an explanation of changes/additions to the policy which need to be addressed with the current insurance agent.

Clagett Web Portal- discussion was held about a transition to the use of the Clagett Web Portal. Explanation of the portal was given. The Board decided to implement the portal and discontinue the current website. The Board will work on an implementation plan.

Officer Positions- The Board of Directors appointed the following Officer positions:

Wes Yates moved to appoint the following Officer positions. Mike Mason seconded. The motion carried unanimously.

President: Stephen Casimir

Vice President: Rick Greenwood

Secretary: Tammy Catlett

Treasurer: Ron Little

Architectural Control:

The following applications have been submitted:

20 Trebeck Trail- 4' vinyl privacy fence- approved

16 Orchid Lane- concrete patio- approved

98 Saffron Terrace- Patio expansion- approved

25 Colorado court- vertical storage container- tabled for the Board to investigate it further.

54 Morningside Dr.- Vinyl front porch in brown- tabled until the Board can explore any covenants that may be applicable to the townhome's front façade.

314 Harvard Court- 4' white vinyl picket fence (non-perimeter fence)- application returned to homeowner requesting additional information.

249 & 261 Saffron Terrace- Decorative wall in front yard- tabled due to additional information required.

Communication & Community Development:

Rick reported concerns about Frontier work. He referred the homeowners to the phone numbers printed in the newsletter.

Upcoming Events:

Ice Cream Man at the pool- May 30 from 11am-2pm

Picnic at the pool- June 25 from 11am-2pm

Music at the Gazebo- June 25 from 12pm-2 pm

Wes will be contacting Justin Henry to set up a "Town Hall" meeting to discuss the planned park in Spring Mills

Wes is organizing the pickleball league

Compliance:

Michelle presented the compliance report, and a brief discussion was held.

Roads & Grounds:

Annual Roads Assessment Report from Jeter was reviewed. Discussion was held.

Morningside Drive Paving quotes were discussed, and this project will be tabled until March 2023

Seal Coating Quotes & Total Asphalt- Michelle and Mike discussed the pros and cons of seal coating. Total Asphalt states their product is better than traditional seal coating. Further discussion was held with no firm outcome.

Morningside Dr Mailbox replacement- Discussion was held regarding the status and cost of replacing the mailboxes for the townhomes. Rick made a motion to purchase the mailboxes. Tammy seconded the motion, and all were in favor. Motion passed.

Park/Pool:

Tammy reported the pool passed the Health Department testing today. We are getting the lifeguards onboard. An electrician will assess the pool house breaker box.

The playground equipment inspection is set for June.

Pending Items:

- A. Amendment Committee Appointments- POC: Michelle, ECD June 2022
- B. Filling the vacant board Position- POC: Michelle, ECD June 2022
- C. Frontier Project Repairs- POC Michelle, ECD June 2022
- D. Concrete Repairs- POC: Michelle, ECD June/July 2022
- E. Tennis Court Repairs- POC: Michelle, ECD, June/July 2022
- F. Storage Unit at the Pool- POC: Tammy/Rick, ECD October 2022
- G. Amended & Reinstated Article of Incorporation- POC Michelle, ECD November 2022
- H. Amending the CC&Rs and Bylaws- POC: Michelle, ECD November 2022

New Business: While Michelle is on maternity leave, Heather will handle Board issues and Liz will coordinate with Homeowners.

The Board went into Executive Session at 9:10pm

The Board came out of Executive Session at 9:36pm

Newsletter:

Topics for the next Newsletter: Article Deadline- Aug 2, Publish/Mail- Aug 19 (only for those homeowners who 'opt in' to receiving a printed/mailed copy)

- President's message
- Manger's Message
- Fun and Games
- Pool Closing
- Fall Yard Sale
- Halloween

Next Board Meeting and Adjournment: The next Board of Directors Meeting is scheduled for Tuesday, June 21, 2022, at 6:30 pm at Center Point Bible Church

Rick made a motion to adjourn the meeting and Mike seconded it.

The Meeting was adjourned at 9:37 pm

Motion Summary:

Wes Yates moved to appoint the following Officer positions. Mike Mason seconded. The motion carried unanimously...

President: Stephen Casimir

Vice President: Rick Greenwood

Secretary: Tammy Catlett

Treasurer: Ron Little

Rick Greenwood moved to approve replacement of mailbox clusters on Morningside. Tammy seconded. Motion carried unanimously.

Respectfully submitted,

Tammy Catlett, Secretary

Stephen Casimir, President, Spring Mills Board of Directors