

SPRING MILLS SUBDIVISION UOA MEETING MINUTES

June 21, 2022

The meeting was called to order at 6:31pm by Stephen Casimir, president.

Present: Stephen Casimir, Rick Greenwood, Ron Little, Mike Mason, Wes Yates, and Michelle Showers with Clagett Management.

Absent: Tammy Catlett

Other present: Two residents and Liz Robertson with Clagett Management

PRESIDENT'S REMARKS: Stephen welcomed everyone to the meeting and thanked them for attending. Stephen also read the new Homeowner Forum Guidelines.

HOMEOWNER FORUM:

Resident #1- Asked the Board to consider adding more benches along the walking path. The Board is going to investigate cost and possible placement of additional benches.

Resident #2- There is a tree behind 95 Stanford, along the walking path, that the homeowner is suggesting gets removed or trimmed. The Board will seek out a bid to have the tree trimmed.

Resident #3- Had questions regarding who is responsible for mowing the swale along TJ Jackson in front of his home. The homeowner is responsible for mowing the swale.

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:

- Deactivating the community website – Michelle advised maintaining the website in limbo will cost \$100/year in addition to the \$20/year fee for the domain name. It was decided to keep the domain name of www.springmills.org and to shut down the community website as of September 1. The Clagett Web Portal is replacing the community website.
- Appointing a member to the vacant board seat – Three candidates are interested in serving on the Board. Upon review of the candidate biographies, a motion was made by Rick to appoint Gene Frye to the board to fill the vacant seat. The motion was seconded by Mike. Motion carried unanimously.

- Appointing members to serve on the amendment committee which will be chaired by Rick Greenwood. A motion was made by Wes to appoint Janet Hayes, Tyler Kemp, Arrilia Kief, and Tom Shantz to serve on the ad hoc committee. The motion was seconded by Rick. Motion carried.

Architectural Control:

The following applications have been submitted:

95 Phoenix Lane - place stone facing on exterior foundation - APPROVED

314 Harvard Court - install a non-perimeter 4ft aluminum fence - APPROVED

35 Oriole Lane - install a 4ft wooden privacy fence - APPROVED

25 Colorado court- vertical storage container - APPROVED

54 Morningside – composite front porch – DENIED

249 & 261 Saffron Terrace - Decorative wall in front yard – APPROVED

46 Akron Drive – install one 6ft whit vinyl partition - DENIED

FaceBook and Social Events:

- Rick reported no concerns on Facebook.
- Upcoming Events:
 - Picnic at the pool- June 25 from 11am-2pm
 - Music at the Gazebo- June 25 from 12pm-2 pm

Compliance:

- Michelle presented the compliance report to the Board.

Roads & Grounds:

- Tree Work Estimate – Michelle presented a proposal from Antietam Tree for \$5,082.50 to perform tree work along the Nature Trail. Rick motioned to accept the proposal, seconded by Wes. Motion carried unanimously.

- Quote to complete the replacement of the Morningside Mailboxes – Glenn Cushwa quoted an estimate of \$775.00 to perform the work. Wes motioned to accept the bid and to have Glenn perform the work, seconded by Mike. Motion carried unanimously.
- Quote to install three new dog stations – Glenn Cushwa quoted an estimate of \$150.00 to install a new station on Morningside Drive, Saffron Terrace, and Akron Drive. Rick motioned to accept the bid and have Glenn perform the work, seconded by Wes. Motion carried unanimously.
- Culvert Estimate – Michelle presented a proposal from Botanica to clean out several culverts throughout the community for \$1,250.00. Mike motioned to accept the proposal, seconded by Wes. Motion carried.
- Misc. Landscaping Work Estimate – Michelle presented a proposal from Botanica to do various swale and regrading work throughout the community for \$2,200.00. Rick motioned to accept the proposal, seconded by Wes. Motion carried.
- Michelle presented a proposal from Botanica to either repair or replace a wooden retaining wall next to 10 Ambler Lane. Tabled until the board can do further research.
- Spring Mills Community Park – Wes spoke briefly on the meeting hosted by Justin Henry with the community regarding the new county park that is being built next to the HOA.

Park/Pool:

- Tammy provided the following update ahead of the meeting:
 - New pool furniture and the AED are both on back order.
 - Glenn Cushwa is modifying shower stalls to provide more privacy when showering and entering and exiting.
 - Everything is on track for June 25 picnic.
 - Pool season is going well.

Pending Items:

- A. Frontier Project Repairs – POC: Michelle, ECD July 2022
- B. Tennis Court Repairs – POC: Michelle/Liz, ECD July 2022
- C. Updating Insurance Policies - POC: Michelle/Liz, ECD July 2022
- D. Benches Along the Walking Path – POC: Wes, ECD July 2022
- E. Tennis Court Parking Lot Paving – POC: Michelle/Liz, ECD July 2022
- F. Concrete Repairs - POC: Michelle/Liz, ECD Aug 2022
- G. Develop long term tree plan- POC: Michelle/Liz ECD Aug 2022
- H. Morningside Mailbox Replacement - POC: Michelle/Liz, ECD Aug/Sep 2022

- I. Storage Unit at the Pool – POC: Tammy/Rick, ECD Oct 2022
- J. Amended & Reinstated Articles of Incorporation - POC: Michelle, ECD Nov 2022
- K. Amending the CC&Rs and Bylaws – POC: Michelle, ECD Nov 2022

New Business:

- Wes met with Luke from Seal It Up for a tennis court quote. Once the estimate is received, he will forward to the rest of the Board.
- Rick would like to propose to have Botanica look at the culvert in his front yard.

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, July 19, 2022, at 6:30 pm at Center Point Bible Church

Mike made a motion to adjourn the meeting and Gene seconded it. Motion carried unanimously.

The Meeting was adjourned at 8:44pm.

Motion Summary:

Rick moved to appoint Gene Frye to the vacant board position. Mike seconded. The motion carried.

Wes moved to appoint the following members to serve on the amendment committee. Rick seconded. Motion carried...

Janet Hayes, Tyler Kemp, Arrilia Kief, and Tom Shantz.

Rick moved to accept Antietam Tree proposal for tree work along the nature trail. Wes seconded. Motion carried.

Wes moved to accept the bid by Glenn Cushwa to install the new mailboxes on Morningside. Mike seconded. Motion carried.

Rick moved to accept the bid by Glenn Cushwa to install three new dog stations. Wes seconded. Motion carried.

Mike moved to accept Botanica proposal to clean out several culverts. Wes seconded. Motion carried.

Rick motioned to accept Botanica proposal to complete various swale and regrading work. Wes seconded. Motion carried.

Respectfully submitted,

Michelle Showers, Community Manager

Stephen Casimir, President, Spring Mills Board of Directors