

Spring Mills Board of Directors Minutes –April 17, 2018

Present: Stephen Casimir, Jeremy Shen, Robert Ayrer, Ed Flake, Tammy Catlett, Heather Field and Jessica Wood.

Absent: None

Meeting was called to order at 7:00 P.M. by President Stephen Casimir.

Minutes from the March meeting were accepted as submitted.

Ed moved to amend the benches ordered to: 2 benches with backs at tennis courts and 1 on the walking trail without a back. Bob Ayrer seconded. Motion carried unanimously.

PRESIDENT'S REMARKS:

Stephen welcomed everyone. Two residents wished to address the board.

Steve Harden wanted to address the board regarding his son's basketball hoop. He mention numerous times that he was not going to remove the hoop.

Catherine "Ramona" Hubbard wanted to address the board regarding a tree behind 89 Whippoorwill Lane that is on common ground. The tree causes problems with her allergies and she would like to have it pruned. Heather will get an estimate for pruning the tree.

FINANCIAL REPORT:

Heather Field provided financial reports and bank balances. She also covered receivables. Only 3.73% of receivables are delinquent.

Bob Ayrer discussed the current balance in the reserves and projected income. The reserve is projected to be funded according to plan.

COMMITTEE REPORTS:

Administrative: Bob Ayrer suggested Clagett check the contract the HOA has with the management company as a formality.

Architectural Control Committee: Heather Field stated that Jessica Wood has been taking care of most applications. Jessica reported that the applications were standard and there have been no issues.

Communication Reports: Jeremy Shen has been receiving a few architectural questions, a complaint regarding the basketball hoop on Saffron and a dirt bike complaint.

Community Development: No news to report.

Compliance: Heather Field had no news to report.

Grounds: Heather got the quote for the additional repair on the nature trail. She permitted the repair to be made as it was under the limit the board had previously approved.

Nova completed the tree removal jobs as requested. He was unable to locate the tree on Whippoorwill common ground in question. Heather will get with him to look at when possible.

Stephen mentioned to Heather that the mulch beds need to be maintained and weeds removed, especially on the islands on TJ Jackson/Hastings and TJ Jackson/Harvard Court.

Pool & Community Park: Ed Flake reported that the roof will be completed prior to the pool opening. He has asked Matt to have the new rail installed. The kiddie pool will also need to be repainted but it is not a requirement for opening.

The benches for the tennis court and nature trail were ordered. They will be delivered in the next two weeks.

The inspector for the playground equipment has not been returning Heather's calls. Heather will see if she can find another contact to do the job.

Tammy reported that everything is coming along with the guards. She has guards and additional fill-ins, as well as two people who may offer lessons.

Roads: No news to report.

Neighborhood Watch: No news to report.

Action/Discussion Items:

Basketball hoop at 18 Saffron: The board will find out who owns the sidewalk and what laws or restrictions govern sidewalks regardless of ownership to proceed with action.

Election: The board felt no need to have a formal election as there were no nominations or applications received. An article will be placed in the newsletter stating that there was no formal election due to no applications.

Old/New Business

Signage for new streets: Adding street signage as new streets are completed. POC- Heather; ECD as street(s) are completed

New Benches Installed: 2 benches with backs at tennis courts and 1 on the walking trail without a back were ordered. Awaiting arrival. POC- Ed Flake; ECD May 2018

Completion of asphalt overlay: Motion approved to have Jeter Paving make the repairs. POC – Heather, ECD May 2018

Completion of repainting speedbumps: POC – Heather, ECD May 2018

Next Meeting

The next meeting is currently scheduled for Tuesday, May 15th.

Upcoming Newsletter

The article deadline for the May 10th newsletter will be April 23rd.

Topics for this newsletter include:

- President's message
- Manager's message (Jessica Wood)
- New Construction status
- Pool Opening information
- Dog clean up
- Yard sale date – June 16th
- Fine Policy
- Owned parking spaces on Morningside
- Algae buildup
- Neighborhood Watch
- Tennis court parking policy
- Only hire licensed contractors
- Path Repair

Motion Summary

Ed moved to amend the benches ordered to: 2 benches with backs at tennis courts and 1 on the walking trail without a back. Bob Ayrer seconded. Motion carried unanimously.

Jeremy Shen moved to adjourn, Bob Ayrer seconded. Motion carried unanimously.

Meeting adjourned at 8:30 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors