

Spring Mills Board of Directors Minutes –June 19, 2018

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

Absent: Stephen Casimir

Meeting was called to order at 7:00 P.M. by Vice President Jeremy Shen.

Jeremy welcomed everyone who wished to attend the meeting.

Dave Trostle and Dave Lyles of Frederick, Seibert & Associates, Inc. brought a proposal for Wendy's to be placed at the corner of 901 in front of Quality Inn and beside Rocs. The board discussed concerns of wear and tear the restaurant would cause the private access road that Wendy's is intending to use for access to the stoplight. Bob Ayrer advised that a proper application would need to be sent in to be approved. He will have an email sent to them with the application once it is created for commercial use.

Catherine "Ramona" Hubbard returned to question why the hickory tree has yet to be pruned. She was advised that Nova is behind schedule because of the weather and reassured it was not due to procrastination.

Brenda Diou, of Chenault Trail, questioned if drive-bys are made because she is noticing many issues such as advertisements and other violations. She is also has having an ongoing issue with her neighboring villa residents leaving their gas can out on the driveway in the sun. She noted that the gas can is swelling and she is concerned as her home is connected to that villa. She fears that it may blow up/catch fire. The board discussed that they do follow up on violations they find in their drive-bys, however, some residents are non-compliant. A JPM landscaper was in attendance and discussed that gas cans sold in the last 4 years are all made with safety mechanisms to prevent any explosions. He also informed her that gas finds ways to escape and would not explode from sun and heat.

Jesse Martin of JPM Landscaping was in attendance to discuss landscaping proposals. He has been working with Heather and Jessica and submitted 3 proposals for consideration. Details are included under Grounds.

Minutes from the May meeting were accepted as submitted.

PRESIDENT'S REMARKS:

Stephen was unable to attend.

FINANCIAL REPORT:

Bob Ayrer discussed the current funds, receivables and moving funds to the reserve account. Bob Ayrer moved to fund the Residential Reserve Account with \$54,100.00 and the Commercial Reserve account with \$11,576.00. Ed Flake seconded. Motion carried unanimously.

Bob discussed the history of non-payment from a Resident. The Resident bought the home in 2009 and has never paid HOA dues. Resident is in arrears for \$10,049.01. Bob discussed moving her property into foreclosure. This could include acquiring the debt for the home and liens on the property. This would also then require repairing and flipping the home for market value. Bob would like to take the chance that someone would buy the foreclosure but advised the board would need to be prepared to take the risk of acquiring the property and needing to flip the property so that the dues of \$10,049.01 can be collected. Best case scenario, the foreclosure is purchased and flipped by someone else and the HOA can collect their dues and not be responsible for the property. Jeremy discussed the repercussions and negativity this may cause for the development. Bob would like the board to consider this action and will discuss it during the next meeting.

COMMITTEE REPORTS:

Administrative: Bob Ayrer had an EPOHOA meeting and it was brought to his attention that there are lawsuits where HOA's are caught in the middle of neighbor disputes that include complaints that are made regarding a protected class. This law was passed in October 2016. Heather stated that many lawyers have different feelings on the matter but that it is a gray area as HOAs are only authorized to take certain actions.

Architectural Control Committee: Jessica Wood reported she has had a few standard applications.

Property FW14-1.27: Lot 25 52,272 is Currently owned by Jeffrey Crampton of 261 Frederick Street in Hagerstown, MD, 21740 and is being sold to NPC Quality Burgers at 7300 West 129th St. in Overland Park, KS, 66213 on June 29th. This builder intends to construct a Wendy's restaurant to be constructed and opened as soon as possible. A list will be made as to what will be required for a commercial application for Wendy's. Bob will review what the requirements are and make a recommendation to Stephen.

Communication Reports: Jeremy Shen has received multiple emails:

- Dartmouth entrance complaint because of obstructed view to the left. Tammy confirmed that this is a major issue. Heather will check to see if the State will take care of it.
- Complaint asking if letters received were from HOA. The HOA did not send letters to that homeowner.
- Dog dropping issues
- Speeding car on Orchid
- Car parked in front of fire hydrant

- Landscaping yard sign @ 86 Hastings. Has been sent a letter for removal.
- 32 Amherst having a drainage problem because of new home development. This issue will need to be taken up with Panhandle Builders. This email will be forwarded to Panhandle Builders to take a look at.
- 177 Ambler has high grass. JPM has mowed both this property and one on Dartmouth.
- 102 Mercer playset tipped. They have been notified and had a deadline to rectify. So far they have not complied. Heather will send a final notice before fining.
- People cutting through private property. Person is unknown and homeowner does not want to put up signs so the board is unable to take action at this time.
- 58 Morningside and 76 Chenault for high grass. These yards are no longer an issue.

All complaints were replied to.

Heather suggested placing the Fireworks Ordinance on the Facebook page.

Community Development: No news to report.

Compliance: Jessica Wood stated that most issues have been over grass. Heather mentioned that a resident has blocked an electrical box in their yard with a bench and plants. However, the bench is on the sidewalk and she will draft a letter to advise them that they need to remove it from the sidewalk.

Grounds: Heather Field was contacted by Debbie Scott to remove a dead tree on common ground behind her home. Heather will get a quote from Nova.

Pool & Community Park: Ed Flake was happy to report the pool was open on time and it is running well. He stated that the baby pool is having an issue and will need to be drained and cleaned. A new sign with prohibited items will be put up tomorrow.

Tammy reported that the bathroom toilet paper holders are rusted and this problem is preventing the use of the holders. Tammy would like to have new plastic holders put in. Each holder runs \$15-\$18 each. Ed told Tammy to go ahead and buy them. She stated the stalls also are steel and showing rust. She is going to take steel wool to them to see if it helps but said it may need to be looked at in the future. She reported she has had 3 pool parties booked, people signing up for swimming lessons and 6 apartment memberships which are all bringing in additional income.

The playground inspection is complete. There are a few issues that need to be repaired rather quickly. The slide also broke in the meantime which will need to be replaced.

The issues in need of immediate action is as follows:

- Hardware on the swings have gone bad and chains should be replaced as well.
- Slide has pooling water. Footer needs to be reset to rectify this issue.

- Broken slide being removed. Because the broken slide is specific to the company it was purchased from, he recommended building a barrier until it is repaired.
- Bring the mulch up to compliance.

To take action on all items, the proposed cost is \$1256.00.

Jessica will ask for a written proposal to approve. Once received the board will make a motion via email.

Roads: Bob Ayres said the rock along TJ Jackson will need to be sprayed for weeds. No additional news to report.

Neighborhood Watch: John Birl received a notification that a home was broken into and jewelry was stolen. Ed Flake knows the homeowners and feels it was by someone who knew the homeowner would be away/ an isolated issue. No other incidents were reported.

Action/Discussion Items:

Landscaping Proposals: Mulch bed on Hastings is growing “shooters” from roots but these are not weeds. The rear tree is dead. The middle tree is starting to die but the growth is coming from the roots. It is not a weed so pulling it out does not work nor can it be sprayed with a non-toxic chemical. Jessie Martin, of JPM Landscaping gave a proposal of what can be done in order to preserve the remaining tree and beds. Emphasising on the fact that by coming out to rectify 1 tree would obviously be more cost effective to take care of both while the equipment is there to prevent having the same issue next year. Proposal to remove all 3 trees and roots which cause the problems as well as replacing soil and 3 new trees is \$3,642.00.

Monuments at St. Andrews entrance have plants that have completely died or are diseased. He included a proposal to remove and dispose of all debris as well as reinstall geotextile fabric. He did not include costs to replant anything but could create a new proposal if that route is desired. The current proposal is \$4,750.00.

Re-landscaping of berms by tennis courts at Amherst and Oriole. He said that he’s getting the most strife over these berms. Invasive ivy has been planted at some point and has completely taken over the berms, killing the other plants and flowers. The proposal for this service would include completely removing the berms and everything in it and replant a less invasive specie with the ability to provide desired aesthetic. He stated the berms could be completely removed and create a new design with boulders to meet the shoulder needs but to be aesthetically pleasing. Proposal is \$2,200.00.

The board would like to get an additional quote for these services as they are not small expenses. Heather will ask Jesse for an updated proposal to reflect the board discussion of what is requested.

Long Fence Proposal: To replace the deteriorating privacy fence between the townhomes and single family homes. Long Fence provided an estimate to replace the 6' privacy fence in wood at \$8,055.00 and in PVC at \$10,500.00.

Bob Ayrer moved to have Long Fence replace the fence with PVC at \$10,500.00. Ed Flake seconded. Motion carried unanimously.

Drainage Issue at 32 Amherst: Discussed above.

Vendor for cutting noncompliant residents' grass: Will be revisited if needed.

Jeter Paving billing transfers (from operating to reserve): 2 Jeter Paving bills were invoiced and billed to the operating account. Jessica feels this is why the expenses were higher than the budgeted amount. An invoice for \$5,600.00 to install speed bumps will be left alone as it was considered an operating expense. However, the invoice for \$8053.88 to make asphalt repairs will be removed from the operating account to reserve account to reflect as a reserve expense.

Basketball hoop at 18 Saffron Terrace: No action will take place until the deed is received. Once the deed is in hand action will be taken to have the basketball hoop removed. Heather will follow up on the deed and draft a letter to let the residents on the street know that CCR's will be followed once the deed is received. Jeremy suggested having the letter come from the lawyer.

Old/New Business

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

New benches: (2 at Tennis Court, 1 on trail) - POC: Ed, Completed

Completion of asphalt path overlay: - POC: Heather, ECD July 2018

Engineer to certify playground for safety: - POC: Heather, Completed

Next Meeting

The next meeting is currently scheduled for Tuesday, July 17th.

Upcoming Newsletter

Article deadline is August 9th to be published by August 24. Topics to be included:

- President's message
- Manager's message
- New construction status
- End of Season Pool Events

- Halloween

Motion Summary

Bob Ayrer moved to fund the Residential Reserve Account with \$54,100.00 and the Commercial Reserve account with \$11,576.00. Ed Flake seconded. Motion carried unanimously.

Bob Ayrer moved to have Long Fence replace the fence with PVC at \$10,500.00. Ed Flake seconded. Motion carried unanimously.

Bob Ayrer moved to adjourn, Ed Flake seconded. Motion carried unanimously.

Meeting adjourned at 9:38 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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