

Spring Mills Board of Directors Minutes –August 20, 2019

Present: Stephen Casimir, Tammy Catlett, Rick Greenwood, Ron Little, Heather Field and Michelle Showers.

Absent: Ed Flake

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

Minutes from the July meeting were accepted as submitted.

PRESIDENT’S REMARKS:

Stephen opened and welcomed everyone. Residents came to discuss the stormwater flooding concerns. (see Action/Discussion Items)

FINANCIAL REPORT:

Heather Field provided financial reports and bank balances. Heather also reported the progress with the delinquent accounts that have been paid.

COMMITTEE REPORTS:

Administrative: Heather had no news to report. Stephen asked members to look over the Bylaws to see if anyone has any suggestions for proposed amendments.

Architectural Control Committee: Heather Field approved 5 applications – 1 flagpole, 3 fences, and 1 patio.

Heather opened discussion for a pending application for driveway extension on Saffron Terr. Per discussion, this application will be approved.

Communication Reports: Rick Greenwood received a complaint about MD residents using the tennis court. Heather verified that there is a Spring Mills resident with invited guests who use it each Friday.

Community Development: Rick will remove the flags put throughout the development after Labor Day.

Rick will also put out a request for Halloween Volunteers on Facebook.

Compliance: Heather Field has on-going inspections and follow ups. She has tagged several vehicles in July for violations.

Grounds: Heather is awaiting a bid from 360 Power Wash for areas to be cleaned.

Heather received a report of vandalism/graffiti on the walking path. Heather followed up and walked the path but did not see any signs of vandalism/graffiti. Heather suggested re-visiting the path overlay extension later.

Pool & Community Park: Tammy Catlett discussed a leak problem in the baby pool. After inspection, the multi-port is most likely suffering from a bad seal. The part has been ordered and should be in soon.

A guard reported 2 holes in the fence. Glen inspected the fence and felt it was from the lawn mowers. Glen suggested having Long Fence check the fence and replace the aluminum poles near the holes.

There are a couple places chipping in the pool that will need to be repaired after the pool is closed for the season.

The pool will be closed on September 3rd for pump replacement but will open through September 8th before officially closing for the season.

A quote came in to add a rear gate to the tennis court fence. Per discussion the board agreed not to pursue adding the rear gate.

Roads: No news to report.

Neighborhood Watch: No news to report.

Action/Discussion Items:

Stormwater flooding follow up: Robert Butts has looked at the property between Morningside/Radcliff and feels that the water is flowing the way it was intended, however, due to excessive rain recently, it is not properly absorbing into the soil and then flowing to their property. Robert provided a couple solutions such as an above ground water swale, or installing an intake drain and an underground pipe installed that would flow into a swale. Stephen and Rick would like to meet with Robert Butts and discuss the options before taking it to the board for discussion and voting on an action to take.

Old/New Business

- Finalize capital reserve study - POC: Stephen, ECD September 2019
- Dog bag stations on new streets- POC: Heather, ECD Summer 2019
- CCR revision timeline from 10 years to 5 - POC: Stephen, ECD November 2019
- Stormwater drainage onto Radcliff lots - POC Heather, ECD Summer 2019
- Panhandle Builders relocation of sales sign at entrance – POC Heather, ECD Summer 2019
- Community Room at CNB Bank - POC Stephen, ECD September 2019
- Bylaws amendments if needed – POC: Stephen, ECD September 2019

Upcoming Newsletter: The article deadline for the November 15th newsletter will be October 28th.

Topics for this newsletter include:

- President's message
- Manager's message
- New Construction status
- Holiday Decorating Contest
- Santa Event
- Snow Removal Procedures

Next Meeting

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

Motion Summary

Tammy Catlett moved to adjourn, Ron Little seconded. Motion carried unanimously.

Meeting adjourned at 8:03 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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