

Spring Mills Board of Directors Minutes – November 19, 2019

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

Absent: None

Meeting was called to order at 7:06 P.M. by President Stephen Casimir.

Minutes from the October meeting were accepted as submitted.

PRESIDENT'S REMARKS:

Stephen opened and welcomed everyone.

FINANCIAL REPORT:

Heather Field provided financial reports and bank balances.

The board discussed keeping or removing the receivables that are comprised of only late fees and or interest. The consensus was to keep them as a receivable unless a resident asks a removal of fees and or interest.

COMMITTEE REPORTS:

Administrative: Heather Field reminded everyone of the Annual Holiday Dinner on December 20th at 7pm.

Heather and Ron discussed the 2020/21 budgeting process and timeline. They agreed that a draft could be worked up prior to the January meeting to be approved at the February meeting so that the budget is ready for the Annual meeting. A decision will also need to be made on the Reserve Study as well as it will impact the budget.

The board discussed having a formal audit/review by a third party. It was a unanimous decision that it is important to have a third party review the books and will be planned and budgeted for the upcoming year. Heather will reach out for a few bids in order to get the cost worked into the 2020/21 budget.

Starting in January, the monthly BOD meetings location will be moved to CNB. A notice will be sent out to residents via website, Facebook, and winter postcard.

The annual meeting will be held February 25th. Location TBD.

Stephen reported that his and Tammy's seats are going to be up for renewal.

Architectural Control Committee: Heather Field approved one application in October for a fence. She has received information that a six-foot fence has been installed and will be checking it out. Ed alerted Heather to another fence that went up quickly to see if it went through the proper application approval process.

Communication Reports: Due to last minute Trick-or-Treating schedule changes, discussion was brought up for options for alerting residents when there is a change of schedule on short notice or important alerts or information through a subscribed email system.

Community Development: No news to report.

Compliance: Heather Field and Michelle Showers have on-going inspections and follow ups. There is still a basketball hoop violation on Chenault.

Grounds: Tammy Catlett suggested getting taller reflective markers for the island at the entrance on Dartmouth Lane. Headlights are not hitting the current, lower markers in the dark.

Pool & Community Park: No news to report.

Roads: No news to report.

Neighborhood Watch: No news to report.

Action/Discussion Items:

- A. Botanica Enterprises provided their renewal proposal for 2020, with an increase.
 - a. Ed Flake moved to adopt Botanica's proposal for the 2020 season. Rick Greenwood seconded. Motion carried unanimously.
- B. Follow up of stormwater flooding concerns between Morningside & Radcliff.
 - a. Heather has made multiple attempts to contact Robert Butts who has not returned her calls. She will reach out to Panhandle Excavating.
- C. Review and acceptance of capital reserve study recommendations.
 - a. Stephen will send out an email for an addition side meeting with those interested to go over the alternative reserve funding more in depth and compare it to the alternative that Bob Ayres had created when the last reserve study was completed.
- D. Review of possible proposed Bylaw amendments.
 - a. Stephen reported that the Bylaws do not necessary need amended but clarifications. Heather stated that Bylaws cannot be amended or changed without 75% of member agreement. Before proceeding, Stephen and Heather will talk more about what, if any, changes or clarifications can or need to be made.

Old/New Business

- Finalize capital reserve study - POC: Stephen, ECD December 2019
- Stormwater drainage onto Radcliff lots - POC Heather, ECD December 2019
- Bylaws amendments if needed – POC: Stephen, ECD January 2020
- Panhandle Builders relocation of sales sign at entrance – POC Heather, ECD May 2020
- Repaint speed bumps in spring – POC: Michelle, ECD May 2020
- Powerwash gazebo – POC: Michelle, ECD May 2020

Upcoming Newsletter: The article deadline for the January 18th newsletter will be January 1st.

Topics for this newsletter include:

- President’s message
- Manager’s message
- New Construction status
- Holiday Decorating Contest
- Santa Event wrap up
- Annual meeting details (2/26)
- Email Subscription to Alerts/Notices

Next Meeting

The next meeting is currently scheduled for Tuesday, January 21st.

Motion Summary

Ed Flake moved to adopt Botanica’s proposal for the 2020 season. Rick Greenwood seconded. Motion carried unanimously.

Tammy Catlett moved to adjourn; Rick Greenwood seconded. Motion carried unanimously.

Meeting adjourned at 9:23 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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