

SPRING MILLS SUBDIVISION UNIT OWNERS ASSOCIATE

Board Meeting minutes

Tuesday, July 19, 2022

Present: Stephen Casimir, Rick Greenwood, Tammy Catlett, Ron Little, Mike Mason, Gene Frye

Absent: Wes Yates

Clagett Management: Michelle Showers, Heather Field, Liz Robertson

Others Present: Seven homeowners

The meeting was called to order by Stephen Casimir, President at 6:30 pm.

PRESIDENT'S REMARKS:

Stephen welcomed everyone to the meeting and gave an explanation of the Homeowner Forum Procedure.

HOMEOWNER FORUM:

#1 Suggested trimming the low hanging branches in the park and walking trail because children are hanging on them. The Board will have the branches evaluated.

#2 Asked if an extension can be attached to the current 6' fence installed on the common area. The Board will look at the area this homeowner is asking about and evaluate it.

#3 Wanted explanation of why their fence cannot come past the rear corners of their house. Stephen explained the application was approved per the conditions listed on the approval letter.

#4 Asked if the grass around the tennis courts could be cut on another day as to not interrupt his tennis game. The grass cutting will remain on Thursday or Friday to make sure area is groomed for the weekend.

#5 Would like to see a message board outside of the pool area for various posting. The Board stated that there was one previously but was vandalized on numerous occasions.

#6 A homeowner and a representative from a local waste company gave an explanation of how he could save homeowners money on their trash collection and would like to present this to the Board. The Board will take this into consideration.

#7 Voiced her appreciation for the Pool Staff and Guards for all they do at the pool in making it a success and a great place to swim. She also showed her appreciation for the Board and all they do as volunteers to keep our Subdivision in such great shape.

FINANCIAL REPORT:

Michelle gave the financial report and answered several questions about line items. Ron presented the Reserve Cash Flow report. Stephen also answered several questions about the financials.

COMMITTEE REPORTS:

Administrative:

Michelle discussed the report from legal regarding easements related to the Frontier project. The Board had a few more legal questions they wanted clarified. Michelle/Liz will contact legal with these questions.

Architectural Control:

27 Akron- Flag pole in front yard- approved

302 Ambler- 4' wooden picket fence approved

122 Clemson- small roof over basement door approved

16 Orchid- Adding additional 4' aluminum fence- approved

29 Osprey- Install 4' white vinyl picket fence- approved

597 TJ Jackson- Playset in backyard- approved

Facebook and Social Events:

Rick is interested in doing an outdoor movie night sometime in the fall and possibly another concert. Also, suggested we have a DJ in pool area for Labor Day.

Amendment Committee:

Rick reported the first meeting went well. The next meeting will be Aug 30 at 6:30p at the church. After that, they will try and meet the fourth Tuesday of the month.

Several other issues were briefly discussed about CC&R issues.

Compliance:

Michelle discussed the compliance log and answered questions about repeat offenders and how this procedure works.

Roads & Grounds:

The Board reviewed the playground inspection. Michelle/Liz will contact a local playground repairman for a quote on the suggested repairs/corrections.

A survey about whether folks wanted a path from our development to the new park being built off St. Andrews Drive was taken. No decision has been made at this time.

Stephen wants to develop a plan to review/repair potholes/cracks in roads.

Park/Pool:

Tammy reports that the kiddie pool is being evaluated as it is not currently working.

The concrete around the pool has slick spots and Tammy will get an estimate for repairing these areas.

The furniture is still on back order due to manufacturing issues.

The ice cream man is scheduled for Sept 5, Labor Day from 11am-2pm.

Pending Items:

- Concrete repairs (Dartmouth Entrance)-POC: Michelle/Liz, approved/pending work date
- Frontier Project Repairs-POC: Michelle/Liz ECD Aug 2022
- Morningside Mailbox Replacement-POC: Michelle/Liz, ECD Aug 2022
- Updating Insurance Policies-POC: Michelle/Liz, ECD Aug 2022
- Survey for attorney-POC: Michelle/Liz, ECD Aug 2022
- Tennis Court repairs-POC: Wes, ECD Sept 2022
- Tree Plan-POC: Wes, ECD Sept 2022
- Additional Benches along Nature Trail, POC: Wes, ECD Sept 2022
- Road Repair (cracks/potholes) Plan- POC: Mike, ECD Sept 2022
- Storage Unit at the pool- POC: Tammy/Rick, ECD October 2022
- Amending the CC&Rs and Bylaws-POC: Rick, ECD Nov 2022
- Amended & Reinstated Article of Incorporation-POC: Michelle, ECD Nov 2022
- Tennis Court Parking Lot Paving- POC: Rick, approved/pending

The Board went into executive session at 8:20pm

New Business:

None to be reported

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
- Halloween
- Labor Day/Ice Cream

- Manager's Message
- Fall Yard Sale
- Fun and Games
- Park Entrance
- Pool Closing
- CC&R committee

Next Board Meeting and Adjournment:

The next Board of Directors meeting is scheduled for Tuesday, August 16 at 6:30pm at CenterPoint Bible Church

Mike made a motion to adjourn the meeting and Ron seconded it.

The Meeting was adjourned at 8:55pm.

Motion Summary:

None

Respectfully submitted,

Tammy Catlett, Secretary

Stephen Casimir, President, Spring Mills Board of Directors