

SPRING MILLS SUBDIVISION UNIT OWNERS ASSOCIATE

Board Meeting minutes

Tuesday, August 16, 2022

Present: Stephen Casimir, Tammy Catlett, Mike Mason, Gene Frye

Absent: Wes Yates ,Rick Greenwood, Ron Little

Clagett Management: Heather Field, Liz Robertson

Others Present: One homeowner

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

PRESIDENT'S REMARKS:

Stephen welcomed everyone to the meeting.

HOMEOWNER FORUM:

#1 He is affiliated with CenterPoint Bible Church (church in our community and where the Board meetings are held). He said his church would like to help with events in our community as they are part of our HOA. The Board agreed it would be good to coordinate with the church on some events in the community.

FINANCIAL REPORT:

Stephen reviewed the financial information. Gene had a question about the retained earnings. Heather was able to provide an explanation of the term and how it is reflected in the financials.

The check register was reviewed with some discussion.

COMMITTEE REPORTS:

Administrative:

Liz will meet with the Tax Assessor's office regarding a bill the HOA received for a parcel and will work on getting it resolved.

Liz will reach out to the post office regarding scheduling the replacement of the mailboxes at the townhomes on Morningside. A plan will be developed. She will also contact Glenn for an installation timeline.

Architectural Control:

12 Hastings- architectural application denied due to missing information and details

206 Saffron- architectural application to extend walk and extend patio approved

Facebook and Social Events:

Labor Day Event- Ice cream man- 11am-2pm at the pool; DJ 1pm-3pm

Oct 1- Community yard sale

Oct 31- Halloween-trick or treating. Stephen asked if anyone would help with this event. Mike was willing to help and the gentleman from CenterPoint Bible Church said the Church is willing to help as well.

Amendment Committee:

The next meeting will be Aug 30 at 6:30p at the church.

Compliance:

The compliance log was discussed.

Roads & Grounds:

Concerns about damage to the nature trail were reported to Liz regarding recent tree work on the trail. Liz reviewed the trail and contacted Antietam Tree to get these issues resolved.

Liz will get estimates for removal of a dead Pine tree behind the pool. This work will be conducted after the pool is covered for the season.

Park/Pool:

End of pool season is Sept. 5. Pool hours will be modified a few days near the end of the season. Tammy will contact Liz and Rick to have this information sent out via Facebook and email.

Pending Items:

- Concrete repairs (Dartmouth Entrance)-POC: Michelle/Liz, already approved and pending work date, August/September 2022
- Frontier Project Repairs-POC: Michelle/Liz ECD August 2022
- Morningside Mailbox Replacement-POC: Liz, ECD August/September 2022
- Updating Insurance Policies-POC: Liz, ECD August/September 2022(Heather will explore getting another quote)
- Survey for attorney-POC: Michelle/Liz, ECD August/September 2022
- Tree Plan-POC: Wes, ECD September 2022
- Additional Benches along Nature Trail, POC: Wes, ECD Sept 2022 (Board agreed no additional benches were needed)
- Storage Unit at the pool- POC: Tammy/Rick, ECD October 2022
- Tennis Court repairs-POC: Wes, ECD October 2022 (Liz will attempt to contact vendors)
- 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 8:06pm

New Business:

Mike discussed and reviewed the Architectural Review Committee letter. Heather reported that Michelle has already made revisions to this letter.

Newsletter:

Topics for the next Newsletter: Article deadline is Oct 25, Published- Nov 15 (only for those homeowners who 'opt in' to receiving a printed/mailed copy)

- President's Message
- Santa Visit
- Manager's Message
- Fun and Games
- Amendment Committee
- New County Park

Next Board Meeting and Adjournment:

The next Board of Directors meeting is scheduled for Tuesday, Sept 20 at 6:30pm at CenterPoint Bible Church

Mike made a motion to adjourn the meeting and Gene seconded it. All in favor.

The Meeting was adjourned at 8:25pm.

Motion Summary:

None

Respectfully submitted,

Tammy Catlett, Secretary

Stephen Casimir, President, Spring Mills Board of Directors