

Springmill Crossing Property Owners Association
Meeting – September 3rd, 2019

Meeting Location: Shelter

Attendees:

Jeremy Glowacki – President

Jason Perfetti – Vice President, Grounds

Shane Kelly – Vice President, Development Control

RJ Forbes – Treasurer, Development Control

Keian Roudebush – Secretary, Pool

Kim Sutter (SMX Attorney)

The meeting was called to order at 7:32 pm EST. 4 out of 5 board members were present, Keian was dialed in for a majority of the meeting. The July meeting minutes were reviewed and approved.

Treasurer Report

- All bills are paid
- \$75,000 in the bank
- Mention of charging \$75 for house closings for new home purchases

Grounds Report

- Reseeding on the grade next to the sidewalk leading to the tennis courts will be handled next week. \$5,000 quote for the work
- Need to solidify our plan to water this area. Looking to do this ‘in-house.’
- May want to look at blocking off this area with caution tape or stay off sign due to kids riding their bikes through the area
- Hemlock on 136th street is need of replacement
- Mention that the overall trimming process after mowing is done, has improved
- Suckers on certain trees need attention / dealt with

Pool Report

- Confirmation of the extended pool weekend
- Need to remind our pool management company to not winterize bathrooms until after Fall Fest

Development Control Report

- Hot Tub, partition approval at Holly Coriell home (13841 Riverwood Way)
- Still need to connect with homeowner on Stoney Creek Cir regarding green-house color
- Need to convey to homeowners with concerns about hanging / dead trees or branches that a hand-written letter is the best approach, as the homeowner with the tree in question then becomes responsible

Tennis

- Looking to get a quote from Gina Williams for landscape entrance lights; up-lighting on the trees

Social

- Tiki party was a success. Quite a few very new residents attended
- Fall fest date has moved to accommodate the Mason’s schedule. October 19th; 6pm-9pm
- Need to finalize the DJ

Kim Sutter (SMX Attorney)

- Altering By-Laws can be done via Board Vote. Covenants changes takes 75% vote from homeowners
 - Duration Clause not up until 2080, then 75% drops to 50%
- Architectural Guidelines
 - Solar Panel Conversation
 - Defining what the covenants mean, can be done here. i.e. approval of paint color prior to painting
 - We then need to inform homeowners of these changes, and what needs approval
- Language centered around Dish and Dish placement
- Add in approval of Trampolines
- Define what a ‘shadow box’ fence means to avoid future issues
- We can go through a legal process to pursue offenders of the architectural guidelines
- By-Laws Suggestions to Change
 - Proxy Language; 11 months down to 180 days

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- Quorum language is off; needs to be the same for every meeting
- Calling a special meeting, need only 10% of homeowners, not 50% (currently listed)
- Rental Procedure and Leasing Provision
 - Not an issue now but could be in the future. Do we address this?
- Best approach to altering Covenants, is to hold a town hall meeting first to measure engagement level of homeowners
- **Great place to send out ideas on this, could be with dues slips
- Removal of street sign language, since the City of Carmel handles
- We do not need anything formal to change dues

New Business

- October 1st Next Board meeting. Shelter, but possibly @ Jeremys house

Next Newsletter: Final Yard of the Week, Tennis Court Key reminder, Fall Fest Promotion,

Next Meeting: October 7, 2019 6:30 pm Meeting at the shelter
The meeting was adjourned at 8:35 pm EST.