

## Springmill Crossing Property Owners Association

Meeting – September 09, 2025

**Meeting Location:** Strobel Shelter, SMX

### **Attendees:**

Shane Kelly – President

Jason Perfetti – Vice President (absent)

Mike Eddy – Secretary

Brian Amick – Vice President, Grounds Chairman

David Fine – Treasurer

Amy Sullivan – Pool Chairwoman (absent)

Rob Grom - Development Control Chairman (absent)

The meeting was called to order at 7:03 PM EDT. The August minutes were approved.

### **Treasurer Report**

- Mailbox Repair situation
  - David to reach out to person who offered to reimburse for damage. SMX has already paid Otto's so any check would come back to SMX.
- Outstanding bills from C&N or Electrician
  - Monthly C&N bills and Electrician bill for Tennis Court have been paid.
  - C&N has not yet issued bills for children's pool skimmer (~\$8k) and painting (~18K). Money is budgeted. No actions needed, will wait for invoices.
- Budget review – new business chat on 2026 projects. Potential for parking lot total re-do. Pool gate/entrance controls.

### **Old Business**

#### **Development Control Report – Rob Grom**

- Keith Bentz Follow-Up on black paint on entrance sign. We will wait to do...sign looks reasonable. Keith can do if he has time.

#### **Grounds Report – Brian Amick**

- Tree by the parking lot has been trimmed and looks great
- Proactive discussion on the number of plants next year, specifically to enhance our entrance
  - Met with GI to discuss contractual obligations, etc.

#### **Pool Report – Amy Sullivan**

- Continued discussion around Pool Security next year. Unclear if this is really an issue. The misbehavior this year was caused by a resident so that would not prevent this. Will defer to 2026.
  - Key Card vs. Punch Pad
  - Gate Upgrade is likely going to be needed.

#### **Social – Gina Williams & Kristen Kelly**

- Fall Fest: Saturday, October 18<sup>th</sup>

#### **Tennis – Tony Trent**

- Pickleball court added – 2026 purchase

### **New Business**

#### **Pool**

- Need to share water shutoff date post Fall Fest
- Discuss Pool Contract
  - Pricing did go up; extra week in 2026
  - Shane and Amy to follow-up on a couple clauses

#### **Development Control**

- Fence conversation for home at 13624 Wood Mill Court
  - Shane gave initial 'OK' to homeowner; formal submission still needed

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**Pipeline | Private property conversation**

- Agreed that no trespassing sign is a viable idea. Discussed about placement and getting alignment with homeowners that they are ok with putting the sign on their grass.
- Shane talked to HO; HO talking to some of the other neighbors

**Grounds Report – Brian Amick**

- Brian and Shane met with GI to discuss next contract. Bridget and Adam Moorman joined
- Share insight on flowers, expectations, potential pool pond, etc.
- Upcoming Budgetary items; new trees at 136<sup>th</sup> entrance, parking lot resurface

**Rental conversation on new home**

- Closing scheduled for early September, if it goes through no issues.

**Upcoming Budgetary items:** new trees at 136th St entrance, parking lot resurface, what else?

**Next Newsletter** – Next meeting date, 2 tree rule, good time to treat yards for weeds, etc. | Next meeting **Monday, Oct 13th**

The meeting was adjourned at 7:55 pm EDT