

Springmill Crossing Property Owners Association
Meeting – August 12, 2025

Meeting Location: Strobel Shelter, SMX

Attendees:

Shane Kelly – President
Jason Perfetti – Vice President
Mike Eddy – Secretary (absent)
Brian Amick – Vice President, Grounds Chairman (absent)
David Fine – Treasurer
Amy Sullivan – Pool Chairwoman (absent)
Rob Grom - Development Control Chairman (absent)

The meeting was called to order at 7:07 PM EDT. The July 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.
- Keith Bentz Follow-Up on chat with council member regarding stop sign at first cul-de-sac off 136th St entrance
 - Mentioned again by neighbor. Neighbor should be asked to contact City to find out process. We are unclear if this is really a need.
- Minor projects in July that have been approved
- Fence staining is done at home on Westwind Circle

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
 - We need to further understand contractual obligations for GI (frequency, type of work included)

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 18th.

Tennis – Tony Trent

- New Timing system has been installed (see Treasurer notes above)
- Pickleball court added – 2026 purchase

New Business

Pool

- Baby ducks have been born!
- Plan to ensure we don't have this issue next year. Should put some type of mesh around greenery to prevent next year.

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Development Control

- Fence conversation for home at 13624 Wood Mill Court
 - Approved. It's a perimeter lot; ok to have privacy fence on that portion.

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.

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 – Pool Hour Reminder | Next meeting **Monday 9/8 (??). Jason out of town.**

The meeting was adjourned at 8:00 pm EDT