

Springmill Crossing Property Owners Association
Meeting – December 8, 2025

Meeting Location: Zoom

Attendees:

Shane Kelly – President
Jason Perfetti – Vice President
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 7:20 PM EST. The November minutes were approved.

Treasurer Report

- Approve | Chat through Budget David has put together
- Confirm | Vote on Planters (included in budget)
 - Approved
- Reserve Health & Follow-up on Prior communication
 - Amy insight & Shane's research
 - Differing opinions; Peer neighborhood targets 40% of dues (~\$80k in SMX)
 - 0. Most of SMX budget is Maintenance/YOY cost, so not a lot of ability to build buffer
 - 1. Major repair could very well require special assessment; do we work to continue building reserve by raising dues in years prior, or keep dues lower and apply special assessment?
- When do dues go out | process
 - Updated address list; sent list to printing company
 - Should go out late this week or early next week

Old Business

Development Control Report – Rob Grom

- No further issues with home on Silverstream and their dogs getting out
- Shane reached out, again, to Springmill Blvd residence about their yard up-keep
- Jeremy painted letters on the 136th st entrance. Springmill side to be done in Spring

Grounds Report – Brian Amick

- All contracts signed
- Adam from GI was able to get the next size up in tree size for the new tress on 136th to make sizing look better at no additional charge
- Decide firmly on planters. Annual expense of planters would be rolled into monthly payment for larger contract
- Wreaths up and look good

Pool Report – Amy Sullivan

- Someone may have taken the 'Pool Closed' sign

Social – Gina Williams & Kristen Kelly

- Santa | Christmas tour through the neighborhood was good

Tennis – Tony Trent

- Shane got with Tony about nets coming down – should happen very soon

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New Business

Development Control

- String of mailboxes taken out by a car along Springmill Blvd, two being very close to the 136th entrance. At least 1 is directly tied to driver distraction, guessing others are as well.
- Shane reached out to Ryan L about potential options, now city engineer is exploring and will get back to us. Speed Humps are not a popular option, but perhaps other signage, etc. would help
- House in the neighborhood sold to an LLC, have reminded title company about rental restrictions. Looks possibly to be a flip, however.
- Republic Trash issue – not a POA thing we have influence over. Instruct homeowners to reach out directly to Republic

Upcoming Budgetary items: Work Projected 5-10yr Plan (Pool parking lot, Tennis courts, Pool, etc.)

Next Newsletter – Distracted Driver reminder (3 mailboxes in last few months. Could be a kid next time. It is also a cost to HOA to help homeowner replace), Next meeting date, Dues reminder with late fee assessment, sidewalk clean-up / homeowner responsibility. Holiday Yard of the Week: Saturday, Nov 29th – Dec 27th | Next meeting **Monday, Jan 12th**

The meeting was adjourned at 8:15 pm EST