Springmill Crossing Property Owners Association
Meeting – October 5th, 2026

Meeting Location: Strobel Shelter

Attendees:
Shane Kelly – President
Jason Perfetti – Vice President
Mike Eddy – Secretary
Brian Amick — Vice President, Grounds Chairman
David Fine – Treasurer
Amy Sullivan — Pool Chairwoman
Rob Grom — Development Control Chairman (absent)
Patty Schmidt – Centerpoint Community Property Management

The meeting was called to order at 7:05 PM EDT. The September minutes were approved.

Treasurer Report

- Dues Report
    - Riverwood home update?
        1. Nothing new to report
        2. Shane still needs to connect with attorney
- Thoughts on extending 2027 due date for yearly dues?
        1. Will look into it for 2028, not enough lead time for 2027; several large outlays due in April and not comfortable with extension taking into account grace period

Old Business

Development Control Report – Rob Grom

Grounds Report – Brian Amick

- Planters should be changing to mums soon
- C&N blowing lines; timing?
    - GI needs the water turned off before blowing lines; Amy to confirm when C&N closing up pool and will notify David to get city to turn off water
    - Once water is turned off, Brian will notify GI to blow lines

Pool Report – Amy Sullivan

- Shane still needs to get cell phone for pump room. Keep on agenda until next spring
- Pool deck materials need to be put away, water shut off, check bathrooms before we close up
- Best time to look at ordering umbrellas? Now or next spring? Lead Time?
    - They're all already ordered for next year

Social – Gina Williams & Kristen Kelly

- Fall Fest was a good time, great turnout, fantastic weather

Tennis – Tony Trent

- Tennis court net has fallen down – Tony to take a look and see how easy the fix is
- Tony fixed while meeting was ongoing

New Business

Pool Report – Amy Sullivan

- Amy working with Bullseye on fence issues
- Shane to buy a new lock for front gate as it was almost completely severed

Development Control Report – Rob Grom

- Patty Schmidt - Centerpoint Community; Property Management Company currently managing Ponds and other close neighborhoods

- Two levels of service
  - Financial Only (monthly statements, dues letters and receipt, everything AR/AP related, budget prep)
  - Full Service (Financial and property management)
    - Two property visits a month, do a full drive through and note compliance issues
    - Typically two letters before board involvement; usually notice of non-compliance
    - Starting July 1st 2026 Indiana law allow fines to be applied
      - Don't need anything in your governing documents regarding fines; boards can develop and vote on fine events and amounts
    - Vendor oversight
    - Gatekeeper for architecture review process
    - Resident Portal

Grounds Report – Brian Amick

President's Corner – Shane Kelly

- Thoughts after feedback from last month's meeting?
  - Sign-in sheet/book for those entering pool
    - Will discuss with C&N
  - 'Adults only' swim time
- Need to prioritize decision on pool parking lot
  - how many years out, time of year, company engagement, etc
- Continue engaging with neighborhood in getting involved on board

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

Next Newsletter – Next meeting date (02 November), sidewalk clean-up / homeowner responsibility / Yard Maintenance, Yard of the Week

The meeting was adjourned at 8:05 pm EDT