

Springwood Townhome Board of Directors Meeting

Date: 1-4-2026
Meeting Facilitator: Robin Sanger
Minutes done by:
Present: Peg Propst, Deb Myers
Absent: John Frank
Homeowners present: Christa Fairchild, Ken King (remote)

AGENDA/MINUTES

Topic	Presenter	Discussion
Welcome & Call to Order	Robin	
Approval of Minutes		November 20, 2025 minutes: motion to approve by Peg Propst, 2 nd by Robin.
Old Business		
3003 Request	Ken King	Requested the HOA to pay for a company to spray foam insulation in corner of front bedroom of his home due to coldness of this room. Robin explained that this was being investigated by an attorney to verify if this is the homeowner's responsibility or the HOA. Awaiting response.
3207 Request	Christa Fairchild	Approved the Variance Request to allow for opening needed in foundation.
3041 Request		Homeowners requested to be able to rent their home. Board will request that they register with the city prior to renting. Board approved.
Magnolia Tree		
Bushes along HWY 69	Peg	Look at this once it is warmer weather. Did the company do a 2 nd sweep of trimming these? Follow up with Amanda.
New Business		
Board Positions		President: Robin Sanger, Vice President- Peg Propst, Secretary – Deb Myers, Treasurer - ??, Operations Director - ??
Financial		Majority Rules
Snow Removal Feedback		<ul style="list-style-type: none"> • Homeowners parking in the Visitor areas during snow removal • Tearing up the grass • Not enough manpower/machinery, slow process
Irrigation Feedback		Revisit in Spring time.

Concrete Plan		Work with Amanda and concrete company to ensure we have a plan to get started once weather permits.
Entrances/Community Garden		Revisit at a later date. Robin will bring bids to next meeting.
Cale's resignation		Effective December 16 th , 2025
Process for ice melt		We do not notify homeowners.
Homeowner list organized by address		Would like to have a list of homeowners arranged by house number.
Maintenance request under \$500		BOD would like to see these. Follow up with Amanda.
Financials		October-November reviewed and approved via email.
		Next meeting February 1, 2026 at 5:00pm
Adjournment		Motion to adjourn at 6:36pm by Robin, 2 nd by Peg.

ACTION ITEM(S)

Item	Due Date	Person(s) Responsible
Legal follow up regarding insulation issue		Amanda
Verify 3041 registered with the city for rental		Board
Bushes along Hwy 69 (did they do a 2 nd sweep)		Robin/Amanda
Irrigation Follow Up	Hold till Spring	
Entrances/Community Garden get bids		Robin
List of Homeowners by house #		Amanda
Maintenance request under \$500		Amanda
Magnolia Tree	Hold till Spring	
Concrete Plan – contact Romar to have plan in place for concrete		Amanda