

Spring Meadows Board Meeting Minutes April 8, 2019

Call to order: 6:01 PM EST

Attendees: Dave Fallati, Tracey Collins, Mike Lundy, Annette Hufferd Jeannine Murphy, Shellie Petrie, ED Wilday, Ann Troy & Todd Evers VP, CYC Realty Mgmt. CO.

Committee Reports:

Architectural Committee - Jeannine Murphy readout – 3rd phase staining to begin early spring. A walk around will take place with Architectural committee and Board spring walk around on April 28, 2019.

Capital Painting – Pending estimate for 2019 projected staining phase.

- Next phase for staining in 2019 will be for Section 3 & section 12 homes #162-168; 170-176; 178-174
- Pat Carney will do a visual walk thru in the vinyl sections:(Section 4; 8; 9 and 11) for any power washing concerns.
- #194, 196 have wood on the fireplace that will be replaced at the time of staining.

Capital Painters and Architect Committee will notify homeowner when projects will begin.

Compliance Committee - Ed Wilday. The compliance committee hopes to have the deck weather seal, composite decking and storm door sections of the HOA guide completed by May board meeting.

- Standardize the color, homes that are brown or taupe would have brown decking. Homes that are blue/grey would have grey decking.

After deck sealing standards are approved the color information will be shared with Sherwin Williams so anyone who needs assistance with stain can go there.

#98 Green lightbulb needs to be replaced with traditional lightbulb for security reasons.

Several lamp posts are out, need to address if it is due to defects or lightbulbs. These are maintained by the HOA.

Lightbulb globes are in many different colors, looking to create uniformity going forward.

Storm doors in sections 3 and 12 are different shades of white seeking consensus on colors for all homeowner and hand book.

Compliance committee next meeting is in April 19, 2019

Communications Committee- Shellie Petrie readout.

Officially motioned By Dave and second by Mike Lundy for communication committee to be recognized.

Tracey Collins will be the board liaison

Dan Cronin is going out of business and the HOA will have to maintain the website.

Shellie and Ann Troy are working to secure the HOA website domain and have it hosted on Go Daddy.

- Pending final domain name and cost.
- HOA newsletter distributed and post to website.
- Goal is to have this transition of the website completed by end of May 2019.

Newsletter-

Board will provide topics of interest to committee and then the committee will create the newsletters and work with the board on revisions and final output.

Next newsletter will be published in June.

CYC will send out a reminder to homeowners regarding the Spring meeting on May 22, 2019.

Treasures report- Review of current financial report

- Donation to Maplewood firehouse of \$500.00 motioned by Dave Fallati and 2nd by Mike Lundy approved by board. The response time and work to control fire at #91 was excellent by all 1st responders.
- HOA deductible for the fire at #91 is \$5000.00.

Approval of Minutes – Minutes from February meeting approved. Motion by Dave Fallati, 2nd by Mike Lundy, Board approved.

Old Business – Todd Evers

- Roofing inspections and projection report should be available by May meeting.

The Stream – No change: Todd advised he has spoken with our attorney Greg Dempf and Greg advised we do nothing at this time. Town of Colonie has ownership and is responsible for the maintenance.

Tree removal – Davies will be the tree service we use to remove the trees Todd will reach out to get timeframe #39-41 pine, #61 trees cut off sides of house, #62, #65, #120, #186 Oak and Pine, #198-200, #206(driveway). Davies may have to subcontract this work they have a backlog of 6-8 weeks due to weather.

New Business –

- #61 new electrical line put in, but the weather has prevented digging to lay the conduit underground. Todd will check on this.
- #117 & 120 driveway damage due to snow removal. Todd has spoken with homeowner and Sunshine related to this. Sunshine was to meet with homeowner on 2/11/19. This will need to be repaired at Sunshine's expense.
- Fire at #91 review of insurance claim and reimbursement.
 - Town of Colonie wants firewall 2 feet higher and an engineering report on the roof.
- #56 will have CYC and Sunshine survey the areas that have been submitted as overgrown.
- Section #11 review of drainage problem in cul-de-sac (creates hazard in winter due to ice buildup)
- #70 requested review of their siding and deck due to current state. CYC will address this.
- Section 5 there is a Toyota that has been parked in same place all winter CYC will ensure it is registered.

- #13 advised some tools were left by sunshine when on premise the first week of April. Todd will reach out and advise them.

Calendar of meetings has been adopted *(subject to change if needed). Pending Town of Colonie approving dates requested for semiannual meetings.

January 14, 2019

February 11, 2019

No meeting in March

April 8, 2019

May 13, 2019

May Semi Annual meeting May 22, 2019

June 10, 2019

No meeting in July

August 12, 2019

September 9, 2109

October 14, 2019

October Semi Annual meeting October 22, 2019

November 11, 2019

December 9, 2019

Adjourned – Motion to adjourn 8:18 PM EST by Dave 2nd by Mike and confirmed by all.

Next Meeting May 13, 2019