

Spring Meadows Board Meeting Minutes August 16, 2019

Call to order: 5:33 PM EST

Attendees: Dave Fallati, Mike Lundy, Jeannine Murphy, Todd Evers VP, CYC Realty Mgmt. CO. Absent: Tracey Collins, Annette Hufferd

Meeting was rescheduled from August 12, 2019 due to a scheduling conflict with Todd Evers.

Compliance Committee –

We have not had any meetings of our committees for a while.

There is a Rules Committee meeting scheduled for Aug 23rd. They will be reviewing several items that should be ready for the September Board meeting.

Election Committee -

Pat Wilday will be scheduling an election committee meeting on Aug 24th. I assume that someone called to your attention that the election letter that went out was incorrect re the number of seats that are opening - should be 3 (Annette, Jeannine, Mike).

Communications Committee- The amount of times the Newsletter should be distributed was discussed. The communications had questions from the committee with regards to the amount of times per year and content. The Board wants to keep similar format with bullet points for each season, containing seasonal relevant information.

Approval of Minutes – Minutes from June meeting approved. Motion by Dave Fallati, 2nd by Jeannie Murphy, Board approved.

Treasures report- Review of current financial report

- Reviewed Budget Comparison and overall in great shape.
- Reviewed outstanding (delinquent) HOA Dues and discussion related to liens.
- Review of fines related to delinquent accounts.

Old Business – Todd Evers

- Capital Painting has about another week, weather permitting, to complete sections 3 & 12. After that they will be completing the white trim of section 12. Capital Painting will take care of the decks that were repaired as well. Capital Painters and Architect Committee will notify homeowner when projects will begin.
- Requested an update on quote and expenses related to this work for August 12th meeting.
- The fire insurance claim work has finally begun at #91 & #93 Harvard. Belfore has completed the roof repairs and rear siding repair.
- Todd Evers spoke to Lisa Alexanian and it is very easy to track the traffic to the website.
- A letter was sent to the owner of a unit and the Board requested he remove the screen porch on his deck by September 15, 2019. There are two other units that need to remove their pergola from their decks. Todd Evers will follow up.
- Still await quotes for #119 & #165 for slope repairs.

- The unit that has had issues with AIRBNB apparently is still having some sort of temporary rentals. Mike Lundy and Todd Evers will go to the Town of Colonie on Monday morning 8/19, to have town shut it down.
- Christopher's paving updated his proposal so the Board was comparing apples to apples. After discussion the Board approved Christopher's paving to replace the identified driveways.

New Business –

- The board reviewed three proposals for seal coating of the remainder of the driveways and Skips seal coat was approved.
- The Board removed pricing for the tree removal and has agreed to hold off until the spring.
- The Board reviewed an email from Sunshine Landscaping requesting additional monies due to extensive work they had to do over budget. The Board unanimously agreed to not approve his request. Mulching will be done every two years, so that will be a savings for Sunshine Landscaping.
- #38 is considering deck replacement and was looking for approval for an extension of their deck. The Board unanimously agreed no extension but owners would have to submit Exterior Change Request in order to change to trex but only current size.
- Also regarding the rules - please see Article VI, page 23 of our Declaration which addresses the fireplace cleaning. The bylaws make this the responsibility of the HOA.
- Someone keeps leaving trash near the landscape trailer. We did have a Board Member see someone so hopefully this will stop.
- The Board still wants to look into replacement posts for entrances to cul-de-sacs. CYC will explore options.

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

September 9, 2109

October 14, 2019

October Semi Annual meeting October 22, 2019

November 11, 2019

December 9, 2019

Adjourned – Motion to adjourn 8:06 PM EST

Next Meeting September 9, 2019