

## **Spring Meadows Board Meeting Minutes August 01, 2019**

**Call to order: 6:01 PM EST**

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

**Approval of Minutes** – Minutes from June meeting approved. Motion by Dave Fallati, 2<sup>nd</sup> by Mike Lundy, Board approved.

**Treasures report-** Review of current financial report

- Reviewed outstanding(delinquent) HOA Dues and discussion related to liens.
- Review of fines related to delinquent accounts.

**Capital Painting –**

- Capital Painting sections 12 & 3 currently replacing rotted boards and addressing mold- once finish with both sections they will then stain- roll/spray section 12 & section 3.
- Requested an update on quote and expenses related to this work for August 12th meeting.
- #194, #196 & #70 have wood on the fireplace that will be reviewed and addressed if necessary at the time of staining.
- Staining of white trim in Section 8 will be completed.

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

**Old Business – Todd Evers**

- Roofing inspections and projection report has been returned. Overall the roofs are in good shape and estimated projected timeline for replacement of roofs is to start in 2024 for section 3. Funds will need to be reserved for this project.
- Area 3 (41 buildings) estimated 2024
- Area 2 (22 buildings) estimated 2028
- Area 1 (27 buildings) estimated 2034

**New Business –**

- Adopted weather sealing of decking to bylaws
- 2<sup>nd</sup> Notification to homeowners who have outstanding compliance items.
- Notification letters sent to homeowners that have #194, #48 and #169 architectural request approved. #98 not approved.
- #68 request for pet approved
- Town of Colonie easement with creek – pending quote
- HOA fee will increase \$5 for 2020
- HOA budget approved for 2020
- Paving estimate pending approval
- Seal coating pending clarification for approval
- #176 Airbnb notified to cease rentals. HOA violation.
- #117 & 120 driveway damage due to snow removal. Sunshine will address

- Fire at #91 review of insurance claim and reimbursement. Work will begin on #93 first by Belfore.
  - Town of Colonie wants firewall 2 feet higher and an engineering report on the roof.
  - Belfore is the vendor working on the restoration.
  - Belfore pending permits to begin repairs from Colonie

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 6, 2019 (updated from May 13, 2019)  
 May Semi Annual meeting May 22, 2019  
 June 10, 2019  
 No meeting in July  
 August 1, 209  
 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 8:24 PM EST by Dave 2<sup>nd</sup> by Jeannine and confirmed by all.

**Next Meeting August 12, 2019**