

Spring Meadows Board Meeting Minutes August 12, 2020

Call to order: 5:19 PM EST by Dave Fallati 2nd by Mike Lundy

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

Committee attendees: Pat & Ed Wilday, Frank Walsh, Ann Troy

Approval of Minutes – Minutes from July 8, 2019, approved with one modification related to #43 moved from under Architectural committee to Old Business, Motion made by Dave to approve and all approved.

Treasures report- Review of current financial report – Todd Evers

- Review of financials
- Delinquent dues are being followed up by our legal representation and recovered from outstanding homeowners or liens are being applied against those with outstanding balance based on Spring Meadow HOA By Laws.
- Due to covid -19 there are homeowners that have not paid dues, pending further action after Governors executive orders have expired.

Architectural committee – Mike Lundy & Jeannine Murphy provided readout

- Pat Carney of Capital Painting advised section 5 and section 12 (cedar) have a number of chimneys that need repair. Estimates of \$800 per chimney provided. Approximately 15 chimneys have been identified.
- Pending estimates on this work and on the fascia in the Cedar sections due to wood bees. The fascia on the back of the homes was not replaced when the front and sides were.
- Capital painting estimate & samples for posts at end of cul de sacs. A few will be installed at the end of cul-de-sacs as samples next week. Estimates are \$100 per post, \$60 per cover (without solar), \$35 an hour. Board will determine how to proceed with this project.
- Garage doors and front entrance doors are due for painting per bi-laws every 7 yrs. Pending estimates.
- Information related to how to order and secure new light fixtures thru Thorpe Electric will be provided to homeowners who have submitted requests for exterior changes per the bi-laws. New exterior light replacement policy impacting cedar homes.

Compliance Committee – Ed Wilday provided readout

- A few resolutions that have been updated are not posted to website. Todd will follow up.
- Minutes from HOA meeting April forward have not been posted to website. Todd will follow up.
- The resolutions are available on line at our website <https://spring-meadow.com/>

Nominations committee – Pat Wilday provided readout

- All board member's seats will expire in October 2020. Pat requested that each member let her know if they intend to run for election. Pat is reviewing how we handle the ballots related to the seats expired and expiring for this election. Some seats have a one year term other seats will be a two-year term.

- Due to covid 19 all ballots will need to be returned via mail only, date pending.
- An in-person annual meeting on October 27th, is tentative. The Knights of Columbus have space and availability. Pat is reserving the space. A final decision is pending based on Governor Executive orders and safety guidelines by the CDC.
- We are still looking for community members to participate in committees and on the HOA Board. As of now, we have no new volunteers. If interested contact Todd Evers of CYC Management or any Board Member for more information.
- Pat requested the budget information to include in the mailings that will go out.

Communications Committee – Tracey Collins provided readout.

Currently working on newsletter to send in September. Will provide final draft to board for review and approval.

Items to include: Fire place policy related to cleaning for woodburning fire places. Dryer vent cleaning, gutter cleaning, storing of firewood, holiday decoration.

Finance Committee – Jeannine Murphy provided readout.

- Todd will follow up to ensure Charlie did receive the 5 yr budget review to compliment the 5 yr plan and provide projections.
The Committee recommends not moving forward with new projects until the plan is in place.
- Finance committee to meet with Todd to work on budget for September HOA Board meeting.
- Board will review 5 yr. proposal and determine how we proceed to ensure fiscal viability as an HOA.

Old Business –

- #43 has agreed to remove the structure.
- #119 & 165 creek issues. Todd and Engineer on site 8/13/20. To reevaluate the area and provide estimate and solution for resolution.
- #45 Haswell – Todd is working on obtaining survey for property lines.
- Slope new mailbox section #7– railing approved. Todd will put in work order
- Reseed #122, #132, #134, #136. Repair, sod and pin between 152 & 154 .
- Paving will begin week of 8/31/20. Seal coating of new driveways installed in 2019 will begin during the week of 8/17/20.
- HOA verses Homeowner responsibility document will be updated and sent out to all homeowners.
- #159 car in driveway that needs to be seal coated. Have requested owner move car to garage.
- #158 sidewalk. Todd will follow up and provide more information to board.

New Business –

- #186 request for deck stairs. Pending more information and further review.
- #194 pending further research update pending from Todd.
- Pending final determination on in person Oct annual meeting by HOA Board due to Covid -19
- #194 generator request approved via email by HOA Board
- #123 Awning request approved via email by HOA Board
- #23 light replacement request approved via email by HOA Board

Calendar of meetings has been adopted *(subject to change if needed). Pending Town of Colonie approving dates requested for semiannual meetings. Meeting will be held 2nd Wednesday of each month at 6 PM EST.

January 9, 2020

No Meeting February 2020

March 11, 2020

April 8 - No meeting due to Covid 19

Semi Annual Meeting No meeting due to Covid 19

May 18, 2020 Zoom meeting (changed from May 13)

June 22, 2020 Zoom meeting (moved from June 10, 20 due to Covid -19)

July 8, 2020 zoom meeting

August 12, 2020 Zoom meeting

September 9, 2020

October 7, 2020

Annual meeting tentative Oct 27, 2020

November 11, 2020

December 9, 2020

Adjourned – Motion to adjourn 6:58 PM EST motion by Dave, 2nd by Annette and confirmed by all.

Next Meeting September 9, 2020