

Spring Meadows Board Meeting Minutes February 11, 2019

Call to order: 6:00 PM EST

Attendees: Board Members Dave Fallati, Tracey Collins, Mike Lundy, Annette Hufferd, Jeannine Murphy, Pat Wilday, ED Wilday & Todd Evers VP, CYC Realty Mgmt. CO.

Committee Reports:

Architectural Committee - Jeannine Murphy readout – 3rd phase staining to begin early spring. Contractor Capital painting has agreed to keep same rates as last year, materials and labor. Labor is \$35.00. A walk around will take place with Architectural committee and Capital Painting.

Capital Painting – Pending estimate for 2019 projected staining phase.

- Next phase for staining in 2019 will be for Section 3 & ½ of 12.
- Pressure washing for vinyl homes will take place in 2019. This was not completed in 2018 due to weather.

CYC sent letters to the below:

#13 has a front door in place but did not send in the formal request. A 2nd letter will be sent from CYC requesting the request form be submitted at this time and reminding them to use the correct process.

#40 appears to have a pipe extending out of the front door to possibly vent a dryer. Due to possible liability CYC will follow up with the homeowner for inspection of work completed by an accredited vendor at homeowners' expense. The report will be provided to board for review.

#80 due to liability issues the HOA can't install a railing that has been requested. A letter was provided to home owner.

There are a few homes that have canopies on the decks. #43, #98 and #117 Todd of CYC will follow up with these homeowners.

Compliance Committee - Ed Wilday readout- Website needs to be updated with information and forms for homeowners. Shellie Petrie has volunteered and will be working with Todd of CYC to obtain rights and passwords.

The compliance committee hopes to have the deck weather seal, composite decking and storm door sections of the HOA guide completed by April board meeting.

New documentation template is being discussed to provide booklets to new board members.

Once the homeowner's booklet is completed it will be distributed to each homeowner. There is a shared drive that is used to house all documentation.

Compliance committee next meeting is in March.

Nominations Committee –

Date for Spring meeting: We will check May 22nd confirmed by town.

Date for Annual meeting; October 22, 2019 confirmed by town.

The committee has not met this year but hopes to meet in March/April time frame.

Pat Willday will follow up with potential committee member Ann Lewis #152.

Communications Committee-

Dan Cronin is going out of business and the HOA will have to maintain the website. Shellie Petrie volunteered to learn and administer the site for us. Todd will follow up with Dan on this.

HOA would like to put a newsletter out and post to website.

New policies will be posted to this website.

Links to other websites such as Waste Management will be posted for ease of use and information.

Treasures report- Sunshine has sent an invoice of \$5500.00 for leaf cleanup and removal. We have countered with \$4000.00. We are pending Rich's acceptance.

BDB last invoice is for \$17,000.00 pending final word from Attorney on this payment. Todd is following up and will advise.

CYC Mgmt. – Todd Evers

- Roofing inspections and projection report will begin in winter. Todd will be working with STAR as there is no charge for them to inspect the roofs.
- Todd will follow up with #206 related to a \$200.00 charge for an estimate to repair a crack in the foundation. Per bi-laws the HOA is not responsible for the foundation. Todd will request reimbursement to HOA.
- HOA paid 2 bank charges of \$20.00 each due to insufficient funds related to monthly HOA fee by homeowners. The homeowners will be charged these fees. HOA will be reimbursed
- Per Tracey - Boards have been left between #7 and #9 that need to be removed by Capital Painting. Todd will follow up with them.

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

Old Business – Todd Evers

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).

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 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.
- #134 & #145 Todd of CYC is following up on drainage issues.
- The driveways placed in 2018 will need to be sealed in 2019.
- Potential Finance Committee volunteer in #126 Sandy K.

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 7:20 PM EST by Dave 2nd by Mike and confirmed by all.

Next Meeting April 8, 2019