

## Spring Meadows Board Meeting Minutes January 9, 2020

**Call to order: 5:55 PM EST** by Dave Fallati 2<sup>nd</sup> by Mike Lundy

**Attendees:** Dave Fallati, Tracey Collins, Mike Lundy, Jeannine Murphy, Annette Hufferd, Michael Bushee CYC Realty Mgmt.

**Committee attendees:** Ed Wilday, Charlie Holman & Frank Walsh

**Approval of Minutes** – Minutes from December 9, 2019 meeting modified (HOA monthly meetings moved to 2<sup>nd</sup> Wednesday at 6PM). Motion made by Dave to approve and Tracey 2<sup>nd</sup>. All approved.

**Treasures report-** Review of current financial report – Michael Bushee

- Operating fund \$48,966.44
- Balance of reserve fund is \$ 203,898.99
- One 13-month CD for \$ 177,821.96 started on 1/9/2020 will mature on 1/21/2021 Rate of 1.69%.
- We have 2 other CD's that will expire in June and July 2020 at that time we will review.
- Bid by Twin Bridges Waste & Recycling reviewed and pending. Contractual review for current contract with County Waste expires 1/15/19 we may switch vendors. Board would like to move forward with contract with Twin Bridges.
- Delinquent dues are being recovered from outstanding homeowners.

**Architectural committee** – Jeannine Murphy

- #40 exterior change request approved for patio door.

**Compliance Committee** – Ed Wilday

Reviewing and recommendation to come on coach lights, pets, and record storage.

Board approved pending legal review and approval the following resolutions:

- Review of the exterior lighting proposed for Cedar homes. More information pending before vote. Cost for the small light \$76.33 including tax. Cost is at home owners expense. This is the light recommended for all cedar wall mount lights front and back on exterior. Committee also recommended for the ceiling mount a style that is procured for \$37.58 at home owners expense and installed at home owners expense by certified electrician. There were no alternatives presented. If approved will be updated in the handbook for uniformity.
- Storm doors- additional clarification will be used in this policy as identified by Rob Panasci, Attorney at law.
- Pet registration form and guidelines are being reviewed and updated.
- Exterior doors and Garage doors will be reviewed once the others are finalized.

**Nominations committee** – No update.

**Communications Committee** –Tracey Collins

- Winter Newsletter pending final version and distribution.
- Reminders based on former newsletters.
- Inserting HOA meeting dates

**Finance Committee** – Jeannine Murphy & Charlie Holman

Charlie Holman has volunteered to review our finances and assist with a 3-5 yr plan as well as review compliance with HOA bylaws, and other legal and accounting items. The board is very happy to have Charlie join the group and is looking forward to his guidance.

**Old Business –**

- #91 completed. With exception of the back needs to be stained. This will need to be addressed when the weather allows such work to be completed.
- Gazebo's have been removed at #176 & #98
- #43 Pending communication from homeowner and our legal representative
- #62 Railing letter & response – The request made by HOA has not been completed home is currently off the market.
- #119 & #165 slope repairs. Todd is still waiting to meet with the town. He has made several attempts to contact Jack Cunningham. Jack did reach out to Todd and advised that he did a walk through with Dave Disco about 5 yrs. ago. And Dave Disco agreed to joint engineering review and town of Colonie never heard back. As Jack reviewed with Dave Disco the town is not responsible for all areas. Jack recommends prior to meeting that we (Spring meadow HOA) get a storm water engineer. Jack needs a study done. The problem is Jack indicated he had contacted Chris Dempf several times but that Chris never replied.
- Tree work to be completed in 2020

**New Business –**

- #36 Rental application and pet request approved.
- #133 Pet request approved.
- HOA board meetings changed to 2<sup>nd</sup> Weds. Of month, no meeting Feb 2020.

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 2<sup>nd</sup> Wednesday of each month at 6 PM EST. \* HOA board will not meet in Feb. 2020.

January 9, 2020

No Meeting February 2020

March 11, 2020

April 8, 2020

Semi Annual meeting TBD

May 13, 2020

June 10, 2020

July 8, 2020

August 12, 2020

September 9, 2020

October 7, 2020

Annual meeting TBD

November 11, 2020

December 9, 2020

**Adjourned** – Motion to adjourn 7 :01 PM EST by Dave 2<sup>nd</sup> by Mike Lundy and confirmed by all.

**Next Meeting March 11, 2020**