

## **Spring Meadows Board Meeting Minutes July 14, 2021**

**Call to order: 6:04 PM EST** by Dave 2<sup>nd</sup> by Tracey

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

**Committee attendees:** Frank Walsh and Charlie Holman

**Guest:** Anna O'Connell (184) and Lori Schermerhorn (90)

**Approval of Minutes** – May 12, 2021 approved 3-2 and June 9, 2021 approved 2-1

**Treasure's report** – Todd Evers

- Financials through June 2021
  - Operating Fund \$22,165.23
  - Reserve Fund \$143,847.55
  - Total CDs \$311,49.95
- Expiring CD – 07/30/2021
- On budget and accounts receivable in great shape

**Architectural committee** – Jeannine Murphy

- At the Semi-Annual meeting #48 referenced forms for windows and gutters.
  - #48 has changed manufacturer for windows and has not submitted an updated form
  - #48 has now submitted form regarding gutters "Capital Gutters" CYC committee will review.
  - #48 has requested to join the Architectural committee – Board has no problem with her joining.

**Compliance Committee** – Ed Wilday – Unable to attend: Todd provided update.

- Fireplace penalty – Possible fine to be applied if policy not followed by homeowner, still in review.
- Dryer Vent Policy – To require not just recommend for safety issues every two (2) years, still in review.

**Nominations committee** – Pat Wilday – Unable to attend

- No update.

**Communications Committee** – Tracey Collins

- Newsletter draft pending for mailing.

**Finance Committee** – Charlie Holman

- 5 year plan, final stages, recommendation for Membership Fee increase, needs to be discussed and approved by Board.
- All major contracts need to be reviewed by an attorney and signed off by a board member as part of internal controls. – Board supports attorney review.

- Delinquencies much improved and in good standing.

#### **Old Business –**

- Vinyl side trim – Delayed due to constant rain, will start as priority with straight dry days
- Repair list update on wood sided homes - Delayed due to constant rain, will start as priority with straight dry days
- HOA vs Owner responsibility were given out at annual meeting and gave out five (5) additional ones at the request of owners and posted on website.
- #52 & 164 Sidewalks replaced.
- #44 DW Masonry attempted to repair by removing lip, no improvement. Further repair will be done.

#### **New Business –**

- Landscaping update – Elite going door to door, weeds have turned into shrubs, aggressively trimming. Marking areas that should have mulched pulled and replaced w/ grass and/or stone depending on locations. Positive attitude, taking pride and responsibility of the area.
- 2021-22 Budget – Proposal – Met with Charlie on 5 year project. Used for budget. Fixed contracts are lower. General maintenance and improvements increase, Admin same, Professional same, Taxes same, \$15 increase (per unit cost \$255) – Board will review further and table till next meeting.
- Driveway replacement – 24 were identified on walkaround (April 2021), bid requests sent, only 1 received to date from Christopher Paving (has been used prior) difference between complete and semi not to large., awaiting additional bids.
- Updated paint colors – Benjamin Moore – Capital Paint is working on color conversion, due to negative feedback on the Sherwin Williams deck paint. With that information, Board can vote to update previous Resolution.
- #22 deck extension – Specs from Contractor not yet received by Architectural Committee; therefore, unable to review at this time.

#### **Tickler**

- Replacement repair of posts at end of cul-de-sacs – pull excessive posts from cul-de-sacs have painted and replaced damaged posts. Will also speak with Elite Landscaping about protection for around bottom of posts to prevent further damage.
- #168 and 170 keep eye on tree for removal.
- #172 spoke with Elite about pruning.

**Adjourned** – Motion to adjourn 7:04 PM EST motion by Dave 2<sup>nd</sup> by Jeannine and confirmed by all.

**Next Meeting August 11, 2021 @ CYC**