

Spring Meadows Board Meeting Minutes June 10, 2019

Call to order: 5:55 PM EST

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

Guest: Linda Hewitt #52 and Kathy Crudo # 66

Linda – Questions on upcoming work to repair sidewalk at #52 it has been reviewed by the HOA Board.

Kathy- Request to remove and replace shrubs at #66 work request approved.

Committee Reports:

Architectural Committee - Jeannine Murphy readout – 3rd phase staining to begin when we have some warm weather and the cedar sided houses are dry. With all the rain the staining and repair have not begun. Capital Painting said we need at least 3 dry warm days in a row before they can begin.

Landscaping – Trimming, first fertilization and mulching is continuing. This was delayed due to rain.

Capital Painting – Pending estimate for 2019 projected staining phase.

- Next phase for staining in 2019 will be for Section 3 & section 12 homes #162-168; 170-176; 178-174
- Pat Carney will begin staining work once the rain breaks.
- #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 Painting will be staining the wood on the decks that had been replaced last year.

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

Compliance Committee – Tracey Collins- Presented draft of the deck weather seal policy. There will be revisions and a new draft presented.

Letters to homeowners that are responsible for items identified as needing attention will be going out in the next week.

HOA Board will review and prioritize the list of items that the HOA is responsible for. The board will work with CYC to complete those projects that need to be addressed and set a timeline.

Communications Committee- the newsletter is pending completion and distribution. Tracey Collins will follow up for date of completion of newsletter.

- Jeannine Murphy & Todd Evers– shared that the feedback she is receiving on the new website is very positive.

Treasures report- Review of current financial report

- 6th month CD was renewed as a 13-month CD.
- Reviewed outstanding(delinquent) HOA Dues and discussion related to liens.

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

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 –

- #7, #126, #200 #66, #186 architectural request approved.
- #98 architectural request not approved.
- #113 roof and tree review completed.
- #117 & 120 driveway damage due to snow removal.
- Fire at #91 review of insurance claim and reimbursement.
 - 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
 - #34 leak in window area of home. Todd Evers (CYC) will review this with the homeowner.

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 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 7:48 PM EST by Dave 2nd by Mike and confirmed by all.

Next Meeting August 12, 2019