

Spring Meadows Board Meeting Minutes June 22, 2020

Call to order: 5:05 PM EST by Dave Fallati 2nd by Mike Lundy

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

Committee attendees: Charlie Holman, Pat Wilday and Frank Walsh

Approval of Minutes – Minutes from May 18, 2019 Motion made by Mike to approve and Tracey 2nd. All approved.

Treasures report- Review of current financial report – Todd Evers

- We have 2 CD's \$52,309.91 & 51,867.78 these will expire in June and July 2020. Looking to see who has best rates. Currently with Berkshire Bank.
- Received final invoice for the Fire restoration and are reviewing prior to final payment to vendor.
- 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 provided readout

- #43 follow up to remove the gazebo from the deck.
- Section #7 carpenter bees are extremely active this year.
- #149 Deck awning approved
- #143 patio door approved
- #13 decking needs to be repaired -Todd put in work order
- #15 deck needs repairs – Todd put in work order
- #16 lawn repair has not been completed -Todd will address with Rich from Sunshine landscaping
- #194 reviewed roof complaint and follow to come on chimney cap
- Pat Carney of Capital Painting work teams are on premise and continue to complete projects as requested by HOA board.

Compliance Committee – Pat Wilday provided readout

Storm door resolution review will begin again once meetings are allowed due to Covid 19.

Due to Reynolds group, no longer able to order the awning in the color options in our HOA resolution this will be reevaluated and new options provided to the Board for approval and amended resolution. This will be expedited as we have homeowners pending or decision.

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.

Will look in to the absentee ballot option for voting and may hold zoom meeting for annual meeting in Oct.

Due to Covid -19 Town of Colonie is not letting any outside organizations use their facilities.

Will look in to the Knights of Columbus as alternate to Town Hall.

Communications Committee – Tracey Collins provided readout.

Currently working on newsletter to send in July. Will provide a draft to board for review and approval in the next few weeks.

Finance Committee – Charlie Holman provided readout

Financial report was mailed to each board member and reviewed on June 22, 2020. At this time we are compliant with state and federal rules.

****Thank you, Charlie, and committee for your time and effort in this report. It is very Thorough.**

The Committee is currently creating a 5 yr plan, receivables report and other suggestions to help secure financial stability for Spring Meadow community. that will be available for the Board review in the next week or so.

Todd to provide 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.

Internal controls to implement:

The committee recommends receiving no less than 3 competitive bids for each project.

The Board Treasurer needs to review all bank reconciliations and sign off as an internal control.

The Board President and CYC to review Insurance coverage and monitor.

Board will review 5 yr. proposal and determine how we proceed to ensure fiscal viability as an HOA.

Old Business –

- #43 Final request to homeowner to remove the structure.
- #119 & 165 creek issues. Follow up to be provided by Todd Evers related to estimate and work.
- Slope new mailbox section #7– railing approved. Todd will put in work order
- Reseed #122, #132, #134 and #136 This will be done later in the year due to lack of rain and watering to ensure growth.
- 5/24/20 HOA walk around completed to review paving requirements. Pending all estimates for the work required.
- Todd reviewed #45 Haswell Rd to see if they have encroached on HOA property. Todd is going to look at the Tax Maps but does not believe that is HOA property.

New Business –

- Todd will discuss with Rich from Sunshine landscaping the outstanding concerns related to #16 and the front entrance flower beds that need to have weeding and clean up.
- Review of proposal to repair, replace paint and place post at end of each cul-de-sac entrance. Once procured by HOA from Capital Painting. Estimated \$600
- No May semiannual meeting- Did not occur due to Covid 19 meeting restrictions.
- #35 garage door – approved by Board
- #182 raised flower bed – approval pending more info from homeowner
- #148 approved by Board
- Replacement and repair of posts at end of cul-de-sacs – pending

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

August 12, 2020

September 9, 2020

October 7, 2020

Annual meeting TBD

November 11, 2020

December 9, 2020

Adjourned – Motion to adjourn 6:42 PM EST by Dave 2nd by Mike Lundy and confirmed by all.

Next Meeting July 8, 2020