

Spring Meadows Board Meeting Minutes June 9, 2021

Call to order: 6:19 PM EST by Tracey 2nd by Jeannine

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

Absent: Dave Fallati

Committee attendees: Frank Walsh & Charlie Holman

Guest: Lisa Alaxanian and Anna O'Connell

Approval of Minutes – Meeting minutes for May 2021 tabled as unable to obtain majority.

Treasure's report- Review of current financial report – Todd Evers

- Financials thru May 2021 included in meeting packet for Board review.

Architectural committee – Jeannine Murphy provided readout.

- #34 expressed concern with rotting wood, Mike confirmed need to escalated repair due to visible rot and emitted odor of rot.

Past timeline of projects provided by Jeannine:

- 2013 Front fascia was replaced on all cedar homes except for Section 12. Rear fascia was not replaced on any homes.
- 2013 Garage doors and front entry doors were painted for all homes.
- 2016 Per request of former board members (Greg Dudley and Mona Stewart) Jeannine Murphy and Mike Lundy were requested to secure contracts for painting and repair of cedar homes.
- 2017 contracted with Capital Painting to complete the Cedar Project of painting and repairing all units.
 - 2017 - Section 2 and 6 completed.
 - 2018 - Sections 1 and 7 completed.
 - 2019 - Sections 3 and 12A completed.
 - 2020 - Sections 5 and 12B completed.

Compliance Committee – Ed Wilday unable to attend; however, Ed met with Todd prior in which the HOA vs Homeowner document was discussed, recommendation to consider implementing a penalty into the Fireplace Policy that is currently in development, and the possible creation of a Dryer Vent policy.

Nominations committee – Pat Wilday confirmed Knights of Columbus (KoC) has been booked for a Semi-Annual Meeting on Tuesday June 22, 2021. Last attendance update indicated 90 allowed to attend (up from 40). Pat will also be confirming KoC for October 19, 2021, Annual Meeting. Also, per attached email from Rob Panasci (lawyer) the following has been confirmed:

- The bylaws do not require election winners to be present at the annual meeting.
- The bylaws do not require the board to meet immediately after the election.

Communications Committee – Tracey Collins indicated working on a summer newsletter with a potential July mailing. So far topics to include are grilling safety tips and respectful use of common areas.

Finance Committee – Charlie Holman provided readout.

- Five (5) year plan is being updated to include 3% inflation and budget for continual home maintenance (paint, staining, power washing, etc.)
- All new major contracts require at least 3 competitive bids and recommending attorney signature.
- Charlie requested copy of certificate of insurance from Todd.
- Committee will be reviewing checks and confirmed finances are within order of bylaws.
- Point made that Account Receivables are much improved and under control.
- Committee will also be putting together a report regarding increase of dues to better prepare HOA for upcoming expenses.
- Mike on record stating the HOA has money troubles.

Old Business –

- Vinyl side trim – staining/painting of all vinyl side homes trim has been completed. All wood repairs have been put on a temporary hold due to excessive cost of supplies. Still estimated to be complete this year.

New Business –

- Landscaping Update – Trimming is partially complete, due to high temperatures trimming put on hold to ensure no damage to mature plants. A lot of positive feedback has been received from homeowners.
- Annual Meeting – Meeting confirmed for June 22, 2021, at Knights of Columbus (KoC) 6-8PM. Todd will be sending notice via email, mail, website, and CYC informational boxes.
- Driveway Replacement/Repairs – Todd is currently working to obtain bids for driveway replacement/repairs. As part of bids requesting pricing for two approaches: all replacements or “keyway” repairs.
- Cabin Brown (Sherwin Williams) – Issues with paint availability have been confirmed. In addition, due to numerous homeowners expressing concern with the quality of the authorized paint Todd will be speaking to Pat Carney from Capital Painting to discuss possible alternatives that will provide same color appearance, but better quality and durability.
- #44 replace skylight – request to replace skylight at homeowner’s expense approved via email.
- #22 deck extension – homeowner requesting approval to extend deck, application stated extension would not pass dimensions of home and specifically not to extend further than the exterior privacy wall. Proposed size can be permitted; however, application did not include contractor information and therefore, not approved. Updated application required for further consideration.
- #75 request to remove ground Juniper – homeowner allowed to remove; however, would need to provide application describing replacement landscaping for approval.
- #72 request to spray for ticks – homeowner requesting community be sprayed for ticks. Due to price of this request and
- #17 repair to outdoor privacy wall – homeowner expressed concern on 03/10/2021, issue confirmed during 04/24/2021 board walkaround, update from homeowner on 06/09/2021 condition of wall continues to deteriorate, Todd will work to have repaired.

Adjourned – Motion to adjourn 7:40 PM EST motion by Tracey 2nd by Mike and confirmed by all.

Next Meeting July 14, 2021