

Spring Meadows Board Meeting Minutes March 11, 2020

Call to order: 5:54 PM EST by Dave Fallati 2nd by Mike Lundy

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

Committee attendees: Ed Wilday & Frank Walsh

Approval of Minutes – Minutes from January 9, 2019 meeting modified (changed date from 2019 for meeting to 2020). Motion made by Dave to approve and Tracey 2nd. All approved.

Treasures report- Review of current financial report – Todd Evers

- Operating fund \$43,036.57
- Balance of reserve fund is \$ 157,387.67
- One 13-month CD for \$ 178,361.81 started on 1/9/2020 will mature on 1/21/2021 Rate of 1.69%.
- We have 2 other CD's \$5,922.62 & 51,521.61 these will expire in June and July 2020 at that time we will review.
- Twin Bridges Waste & Recycling contract reviewed and signed. We will change to Twin Bridges for waste and recycling April 1, 2020.
- 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.

Architectural committee – Jeannine Murphy

- #166 & 168 letters will be sent to remind homeowner about requirement to stain decks.
- #90 Exterior change request approved with addendum related to replacement light upon selling of home.
- #45 Exterior change request approved for windows.
- Pat Carney of Capital Painting will start work in the next few weeks based on weather.
 - Section #5 staining and the rest of section#12 will be the primary focus. Power washing and replacing damaged wood around fire places.
 - A walk around is being scheduled. With Pat, Jeannine, Todd, Mike and Frank

Compliance Committee – Ed Wilday

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.
- 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 was not approved for distribution a Spring Newsletter is being worked on.
- Inserting HOA meeting dates
- Notice of change to Waste Management company

Finance Committee – Jeannine Murphy

The Finance Committee- Charlie Holman, Jeannine Murphy is currently reviewing the financial stability of Spring Meadow. The Committee members have met with Joe Virus, CYC Accountant. The Committee is currently creating a 5 yr plan that will be available for the Board review in the next several weeks.

The Committee recommends not moving forward with new projects until the plan is in place.

Old Business –

- #43 Communication between homeowner and our legal representative is on going.
- #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 meeting with the town engineer Jack Cunningham and Engineer Phil Kuzoil. Tree work to be completed in 2020
- Switch to Twin Bridges waste management company 4/1/2020. 3 yr Contract.
- Slope new mailbox – railing pending spring.

New Business –

- #75 requested to have shrubbery removed from next to deck. Board approved to have them removed but homeowner is responsible for any replacement shrubbery. KC tree service or Sunshine landscaping to complete the removal.
- #190 request to trim trees that impede deck board approved. KC tree service or Sunshine landscaping to complete the trimming.
- Spring walk around tentative April 25th, 2020 9:30 AM weather permitting.
- Reviewing options related to the posts at the end of cul de sacs.
- May semiannual meeting
- Bids to be secured for drainage issues section #1
- Landscaping walk around being scheduled with Todd Evers and Sunshine landscaping will review flower planting etc.
- Board review of the Maintenance Charting Responsibilities example for utilization in handbook.

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

Next Meeting April 8, 2020