

Spring Meadows Board Meeting Minutes May 12, 2021

Call to order: 6:04 PM EST by Dave 2nd by Mike

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

Jeannine Murphy & Annette Hufferd

Committee attendees: Charlie Holman, Frank Walsh & Pat and Ed Wilday.

Guest: Michele Petrie, Ann Troy & Anna O'Connell

Approval of Minutes – Meeting minutes for April 2021 approved board vote 3-2. March meeting minutes emailed by Todd to review and vote. 5/13/21 March meeting minutes approved board vote 3-2.

Treasures report- Review of current financial report – Todd Evers

- Review of financials thru April 2021

Architectural committee – Jeannine Murphy provided readout

- #10 has some wood molding on right side of garage needing repair
- Many questions why no mulch in the back of homes this year. -Todd advised that homeowners could contact the landscaper and pay for the mulch to be delivered. Some homeowners have already done this.
- Section #12 open discussion around a home with garden and fence in yard.
- Jeannine will provide the list of homes with dates related to staining for tracking purposes

Compliance Committee – Ed provided update.

Ed has a meeting with Todd to review the Homeowners verses HOA responsibilities form. Suggests we have attorney review this and the fireplace policy.

Nominations committee – Pat provided updates

Pat will reach out to the Knights of Columbus to see if they can accommodate a meeting in June for the Homeowners. Target date is 6/22/21. Max capacity today is 67 people.

Attorney is reviewing the election process for October 2021 meeting. Will get back to Pat to make sure the elections are held correctly. All 5 seats are open to new board members.

Communications Committee – Tracey Collins

- No update

Finance Committee – Charlie Holman

Provided the 5 yr plan. Discussion related to adding building staining/repair line

Charlie will also add a formula for inflation. Board agreed to format of working document.

Old Business –

- Garage doors (Cedar sided only) and Entry doors for the whole community painted.
- Cedar home repairs – Capital Painting will send updates to Todd for tracking purposes
- Vinyl sided homes – staining trim (should start weather permitting May)

New Business –

- Board walk around April 18th & April 24th completed list provided to Board.
- Todd will obtain proposals on driveways identified for repair/replace
- Todd to provide proposals on stone replacement between driveways
- Todd to provide proposal to replace the mulch between some homes with stone for drainage and maintenance (this is only the homes who have this today)
- 5 yr plan discussion – Board agreed to some tweaks and format vote pending
- Vote to allow a non-board member of finance to speak at each semi-annual meeting as well as access to invoices and contracts. Approved by board
- Proposal to reverse resolution passed by previous board requiring candidates to be present at the elections. Ed Wilday is researching this via bi laws.

Tickler –

- Replacement posts at end of cul-de-sac Todd will check with Pat of Capital Painting on quote to reuse some we have and refresh paint/stain.
- #52, #164 and #44 sidewalks- pending weather before we can have these addressed
- Stain from Sherwin Williams – Per Ann Troy many stores are either out or low due to plant in TX having issue in the winter with loss of power.

Adjourned – Motion to adjourn 7:35 PM EST motion by Dave, 2nd by Jeannine and confirmed by all.

Next Meeting June 9, 2021 or June 22, 2021 if allowed to have semiannual meeting

Calendar of meetings has been adopted *(subject to change if needed). Meeting will be held 2nd Wednesday of each month at 6 PM EST.

June 9, 2021

June 22, 2021 tentative Semi-Annual meeting. Pending approval and space due to covid 19

July 14, 2021

August 11, 2021

September 8, 2021

October 13, 2021

November 10, 2021

December 8, 2021