

# SPRING MEADOW

---

## **Board Meeting Minutes August 13, 2018 6:00 PM at CYC Realty Management**

**Meeting was called to order at 6:02 PM**

**Attending:**

Board members: Mona Stewart, Mike Lundy, Greg Dudley and Carolyn May.  
Todd Evers, Vice President, CYC Realty Management

### **COMMITTEE REPORTS**

1. Architectural Committee – Jeannine Murphy. Report was given by Chair of Architectural Committee and suggested new procedures for Architectural Request. Recommend extending Architectural approval to 90 days instead of 60 days to accommodate contractors.
2. Compliance Committee – Ed Wilday reported there is a 6 member committee that is regularly meeting. They are currently reviewing 3 Policy Resolutions. They meet every two weeks and will be making recommendations to the Board. They will be review all policies, replace wrong items on website, and update the 2008 Handbook, which has some incorrect information.
3. Nomination Committee – Pat Wilday reported the nomination committee has started meeting to prepare for the annual meeting and board member election. They need to confirm the meeting date which is October 17<sup>th</sup>. They will be checking the box for any nominations.

**Visitors Comments:**

Pat Wilday – 27 Harvard Road, wanted to address the Board with regards to the driveways and the decision that was made to fill in the stone areas in between the driveways. She was concerned about the ice buildup and the look of the driveways. Todd Evers, CYC explained why the stone areas were filled in. The board will do a walk around and look at the 40 completed driveways. The Board will meet on Saturday 9/8 at 9am in Section 1.

### **APPROVAL OF MINUTES**

A motion was made by Mona Stewart, 2<sup>nd</sup> by Carolyn May to approve Previous Meeting June 11, 2018 minutes. All board members were in favor.

### **TREASURER'S REPORT**

The Board reviewed the Financials through August 2018.

### **OLD BUSINESS**

1. "The Stream": Todd Evers continues to work with the Association attorney (Tobin & Dempf) and the Town to reconcile challenges arising from the length of time passed since initial conversations with the developer of the adjacent housing units occurred. It appears given the severe summer weather experienced by Springs Meadows that the remedies completed by the town and the towns' accepting of responsibility of managing the culverts/drainage has eased if not eliminated

## SPRING MEADOW

---

2. The board reviewed the recommendation from 4 & 99 Harvard Road to install windows. Both exterior change requests have been approved. Motion made by Mona Stewart and all in favor.
3. Removal of Trees –Updated list from walk around - #65, & 135, White pine between 39 & 41) - Remove wood debris thrown behind several units. This was tabled until a walk around and list was compiled. There are a number of other trees that are a concern. Todd Evers, CYC Realty will meet with an arborist.
4. #145 Leak in Basement, Drainage Issues #132 - #134, & #144 Cattails growing into deck - CYC getting pricing from contractors to complete this work.
5. Capital Painting 2018 Second Phase – Cleaning of Buildings will begin in next few weeks.
6. There are four decks that need to be supported 152,156, 166 & 168. The Board approved doing these decks with Vanderheyden Contracting.
7. Remove wood debris thrown behind several units. This will be looked at during the walk around.
8. #155 Repair to Siding will be done soon. Wanted to get this done prior but weather has not been cooperating. CYC will take care of the repair.
9. Driveways are all done need to fill in around sides on some of the driveways, top soil and seed. This will be done when weather permits. The Board met in between the June and August meeting and had a special meeting to approve the additional cost of the driveways. This was a time sensitive decision due to the condition of the driveways. The Board needed to memorialize this in the minutes. There were three Board Members present who voted to approve the additional costs.

### NEW BUSINESS

10. Todd Evers of CYC Realty Management presented a Budget Proposal to the Board with a \$5.00 increase. After much discussion and review all were in favor of the \$5.00 increase.
11. There are two Board Members up for re-election Aric Lemon and Carolyn May. Neither have chosen to run.
12. A request from #35 to replace windows & patio door was approved by the Board. Mona Stewart made motion and all were in favor. The recommendation was ok by the Architectural Committee.
13. New Architectural Request Form
14. There are additional Sidewalk Repairs for units # 61 & 80 that need to be done this year. CYC will get pricing.
15. #129 Satellite Dish Request was tabled for further information.
16. A violation letter was approved for #1 Harvard – Garbage Cans always out & Hanging clothes outside. Owner will be given 30 days to repair.

**Adjournment 8:02 pm**

**Next Meeting Date** September 10, 2018 at 6:00 pm at CYC Realty Management