

MEETING MINUTES
Spring Meadows Association
May 14, 2018 Board Meeting,
CYC Building, Old Loudon Rd. Latham, NY

Meeting was called to order at 6:03 PM

Attending:

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

Approval of the Minutes of April 2018 Meeting: Motion made and carried to accept the April, 2018 Minutes of the Board.

Treasure's Report: Todd Evers of CRC presented an overview of the financial position of the Association. Report was accepted by a motion of the Board.

Old Business:

1. **National Grid Exposed Box (Units #47 and #49).** Todd Evers reported the exposed boxes near Units 47 and 49 have not been remedied, and he learned that the National Grid Customer for which the box serves must file a for service request with National Grid. This information was passed on to the unit owners by Todd Evers.
2. **"The Stream":** Todd Evers continues to work with the Association attorney (Tobin & Dempf) and the Town to reconcile challenges arising from length of time passed since initial conversations with the town occurred. One concern is that a signed copy of the legal paperwork/agreement cannot be found.
3. **Compliance Committee.** Reported that Compliance Committee will be meeting to begin the updating of the Association Handbook.
4. **Website Update:** Todd Evers reported the vendor is reconciling server issues after which the website should be ready to launch.
5. **Snow Removal Contractor Update:** Todd noted he will be meeting with the snow removal contractor to discuss the findings of the "walk-around", particularly concerns about scraped driveways.
6. **Tree Removal:** The status of the removal of trees (Unit #38, 40, 65, and the mailbox areas) was discussed with additional discussion on the additional number of trees that might also require removal, and concern for the cost of doing such. No specific costs were discussed.
7. **4 Harvard Rd Window Replacement:** The consideration of a request for the approval of windows for Harvard unit #4 to be installed by Window World by Unit 4 spurred a detailed conversation about the existing Hand Book/Window Replacement Policy. Special attention was paid to the pros and cons of current policy that specifies the brand of windows from which the Owner must purchase. The Board tabled action on the request and requested the Compliance Committee to consider options the Board may take regarding this request and the overall issue.
8. **Grubs:** Todd Evers reported his conversation with Vinmar regarding Grub Control, noting Vinmar's recommendation to wait until late summer when the grubs are most active.

New Business:

9. Update on Landscaper: Board authorized the vender to determine the type of flowers it should plant at the entrances of the development.
10. The Board had general discussion regarding the second phase of the work to be completed by the painting contractor – Capital Painting.
11. The Board generally discussed the results of the April 21 walk-around, including trees, driveway repair/upkeep; continuity of paint colors; and necessity to consider clarification of changes to policies.
12. **Letter from 52 Harvard Road 2016 Letter – Deck, Sidewalk**
13. Todd reported that the request by Unit 101 was approved by email.
14. 166 Deck Sloping. After discussing the condition of the deck of 166 Harvard, the board agreed to have the deck fixed
15. Removal of wood debris from tree removal and trimming thrown in 2017 by former grounds contractor was discussed, noting cost of removal, fire hazards, breeding ground for ticks and vermin.
16. 134 Harvard – Deck Color. The unit owner asked if/when the unit shrubs are being replaced, if the mailbox area should have additional/some mulch and the proper deck color for 134 (Brown) and other units in the adjacent units. She noted units in the area do not necessarily show color consistency. Board reiterate the need to revise the handbook and at minimum re-acquaint unit owners and tenants with the Handbook
17. 44 Harvard – Star Roofing hired to resolve roofing problem.
18. 135 Harvard Dead Tree Removal - Approved
19. Trex Decks Allowed? Todd Evers and the Board discussed and agreed that Trex Decks are allowed and the colors to comply with development color scheme are available and for this unit the color is brown.

TICKLER – Upcoming Items of Consideration

20. The Board noted the upcoming replacement of the driveways previously agreed to be replaced - to be unit numbers: #54,101,146,186,222.
21. Sidewalks of units # 54, 61, and 80 to be replaced this season.
22. Pat Carney will paint garage doors of units #170.172 & 53 at Owners cost.
23. Siding of unit#155 will be repaired
24. Unit 76 asks her driveway be considered for replacement.

Adjournment: The meeting was adjourned at 7:54PM

The next meeting will be the Board Meeting, at CYC, on June 11, 2018, at 6:00PM