

Spring Meadows Board Meeting Minutes November 11, 2020

Call to order: 7:03 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: Pat Wilday, Frank Walsh & Charlie Holman

Approval of Minutes – Meeting minutes for September pending approval. Meeting minutes not approved by unanimous vote. Modification requested, new version to be distributed and voted on for acceptance.

Treasures report- Review of current financial report – Todd Evers

- Review of financials thru October 2020

Architectural committee – Jeannine Murphy provided readout

- Repairs completed and or scheduled for #8, #22, #24, #83. By Capital painting
- #119 and #165 repairs have been looked at by Todd of CYC and advised that there is expected settling and erosion in the first year after this work was completed. Contractor will come back and fill in the areas that are impacted.

Compliance Committee – No updates

Nominations committee – Pat Wilday provided readout

- A refund from the Knights of Columbus has been received due to the cancellation of the annual meeting.
- The notification of the cancellation was dropped off at the post office by Todd but homeowners did not receive it. Todd had followed up with the post office about the matter. This is unresolved.
- Suggestion to place notices in the CYC boxes by the Spring Meadow mailboxes for such events was made and will be used going forward. As well as individual letters being mailed.

Communications Committee – Tracey Collins provided readout.

- Start of newsletter for early 2021 will begin.
- Suggestion to put a Mailings section to the SM website for communications about meetings and notices was made and Todd will follow up with Lisa to have this added. This should also help with communications related to meetings and other community events.

Finance Committee – Charlie Holman provided readout

- Request for independent financial report
- Suggestion to stagger large projects that impact the community for better fiscal planning.
- Changing of insurance company has saved the HOA 8K this year.
 - HOA needs to have a fireplace policy for woodburning fireplaces in place to maintain the coverage with Travelers. Todd will reach out to legal counsel.
- Dead trees in the community will be addressed in the next few weeks.

Old Business –

- #45 Haswell – Todd advised the property that is being used belongs to Albany County not SM
- HOA verses Homeowner responsibility document will be updated and sent out to all homeowners. This document should be part of the handbook. Pending board review.
- #164 sidewalk repair will be scheduled for early 2021

New Business –

- Todd will secure 3 bids on fireplace cleaning for both gas and woodburning fireplaces.
- #104 Roof repair due to water leaks approved by board.
- #194 chimney SM HOA legal counsel to engage and provide recommendation.
- Garage sale policy will be updated to reflect the following: Homeowner needs to notify CYC of intent and approval from board on a case by case request is required. Voted and approved by board on 10/14/20
- Next meeting for SM HOA board Dec. 9th 6PM.

Calendar of meetings has been adopted *(subject to change if needed). 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 - No meeting due to Covid 19

Semi Annual Meeting No meeting due to Covid 19

May 18, 2020 Zoom meeting (changed from May 13)

June 22, 2020 Zoom meeting (moved from June 10, 20 due to Covid -19)

July 8, 2020 zoom meeting

August 12, 2020 Zoom meeting

September 21, 2020 (changed from Sept. 9)

October 14, 2020

Annual meeting – postponed until spring of 2021 due to Covid

November 11, 2020

December 9, 2020

Adjourned – Motion to adjourn 8:04 PM EST motion by Dave, 2nd by Mike and confirmed by all.

Next Meeting December 9, 2020