

## **Spring Meadows Board Meeting Minutes October 14, 2020**

**Call to order: 6:09 PM EST** by Dave Fallati 2<sup>nd</sup> by Mike Lundy

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

**Committee attendees:** Pat & Ed Wilday, Frank Walsh

**Guest:** MaryAnn Lewis (SM homeowner)

**Approval of Minutes** – Meeting minutes for September 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 September 2020

**Architectural committee** – Jeannine Murphy provided readout

- 10/10/20 Pat Carney, Jeannine and Mike walked the property looking at the cedar homes that have woodpecker damage. #8, #22, #24, #83. Capital painting scheduled to do repairs
- #'s 15,17,19,2,4,6,8 facia to be repaired due to carpenter bee damage. Todd will follow up to schedule repairs.
- Request by board for CYC to seek other vendors for bidding on projects related to staining and exterior projects.
- The committee recommends a spring walk around to look at individual homes for repairs.

**Compliance Committee** – Ed Wilday provided readout

- No updates this meeting

**Nominations committee** – Pat Wilday provided readout

- Todd will work with Pat on the mailers to the homeowners
- All board member's seats will expire in October 2020. Per legal advisement due to Covid, we will have a 6 month extension. Voting will take place in spring of 2021. All 5 seats will be open to election and based on the number of votes the seats will be filled Those with the most votes will fill the President and Vice President seats. President and Vice President will be 2 yr terms and the rest 1 yr terms.
- Per legal advisement Due to Covid19 annual meeting will be postponed until spring of 2021. No in person meetings should be held at this time. Pat will work with Todd to provide notification via mail to homeowners.

**Communications Committee** – Tracey Collins provided readout.

- September/October newsletter has been mailed
- Update to handbook with watermark and reference to new updated guidelines will be available on the website.

**Finance Committee** – Jeannine Murphy provided readout

- Finance committee recommends reducing expenditures and raising HOA dues

## **Old Business –**

- #45 Haswell – Todd is working on obtaining survey for property lines.
- #186 request for deck stairs. Todd of CYC to follow up. Pending more information and further review.
- Reseed #122, #132, #134, #136. Repair, sod and pin between 152 & 154 . Completed 10/14/20
- HOA verses Homeowner responsibility document will be updated and sent out to all homeowners. This document should be part of the handbook.
- Insurance renewal – Dave Fallati will review sign and return. This new policy will be \$8300.00 less annually.

## **New Business –**

- Travelers, our new insurer requires we have a fireplace policy in effect and written notification by homeowner if they use the fire place and annual cleaning completion date. If they do not use the fireplace they need to provide a waiver. This process will be reviewed and implemented to meet the requirement.
- Todd will secure 3 bids on fireplace cleaning for both gas and woodburning fireplaces.
- Cul de sac entrance posts under review by board . They are placed in section #4 (units #74- 112) for those who would like to see them and provide feedback.
- 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

Calendar of meetings has been adopted \*(subject to change if needed). Meeting will be held 2<sup>nd</sup> 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 7:19 PM EST motion by Dave, 2<sup>nd</sup> by Mike and confirmed by all.

**Next Meeting November 11, 2020**