

SPRING MEADOW

Executive Session Board Meeting Minutes September 24, 2018 6:00 PM at CYC Realty Management

Meeting was called to order at 6:15 PM

Attending:

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

COMMITTEE REPORTS

1. Architectural Committee – Report was reviewed by Board. It suggested new procedures for Architectural Request. Recommend extending Architectural approval to 90 days instead of 60 days to accommodate contractors. The Board also reviewed and approved the updated Exterior Request Form. All Board Members in favor.
2. Compliance Committee – Report was reviewed by Board. 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. The Board has approved the policy resolution for Awnings & Windows. All Board Members in favor.
3. Nomination Committee – Report was reviewed by Board. The nomination committee has started meeting to prepare for the annual meeting and board member election. There has been 3 nomination forms submitted so far.

APPROVAL OF MINUTES

A motion was made by Mona Stewart to approve Previous Meeting August 13, 2018 minutes. Mona Stewart and Greg Dudley approved and Mike Lundy abstained, so the minutes were tabled until the October 2018 Meeting.

TREASURER'S REPORT

The Board reviewed the Financials through August 2018. The Community is in really good shape with the Operating and Reserve Accounts. The Board has done a tremendous job maintaining the Budget while still getting projects completed. A copy of the financial spreadsheet will be given to all Owners at the Annual Meeting.

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. **No update on this.**
2. 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 this upcoming week.

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3. #145 Leak in Basement, Drainage Issues #132 - #134, & #144 Cattails growing into deck - CYC received pricing from contractors to complete this work. The Board reviewed proposals submitted by BDB and Sunshine Landscaping. After much discussion and review the Board voted in favor of Sunshine Landscaping. All Board Members in Favor.
4. Capital Painting 2018 Second Phase is going well. Mike Lundy meets with the contractor two times per day and is very pleased with the work of Capital Painting. The work should be completed by the end of this week. They have been working Saturday and Sundays to get the work done.
5. #155 Repair to Siding will be done this week. Wanted to get this done prior but weather has not been cooperating. CYC will take care of the repair.
6. Driveways are all done and HMA filled in around sides on some of the driveways, top soil and seeded. We did have some wash away with the heavy rains last Tuesday and BDB is not being careful and running it over.

NEW BUSINESS

7. There are two Board Members up for re-election Aric Lemon and Carolyn May. Neither have chosen to run. There have been three nomination forms received by the nomination committee. They are expecting a fourth nomination form. Thank you to Pat Wilday and her committee for their hard work. The Board reviewed the forms and has approved the Annual Meeting Notice. All Board Members were in favor.
8. The Board will check with Attorney Robert Panasci will be available for the Annual Meeting. CYC will provide cookies and Mona will look into a microphone and the possibility of serving coffee.
9. The Board reviewed Insurance Proposals submitted by The Heritage Group and Arthur Gallagher. After much discussion and review the Board approved switching insurance companies to The Heritage Group. This will give the Community a savings of a little over \$2,000.00. All Board Members were in favor.
10. There are additional Sidewalk Repairs for units # 61 & 80 that need to be done this year. CYC will get pricing.
11. The Board discussed the landscape concerns that were not only voiced by the Board but many Community Members as well. The Board reviewed pricing from several other local contractors. The Board is in agreement a change is necessary with the landscaping but not necessarily the snow removal. The Board will continue discussions with BDB on getting favorable pricing on the driveways in the Spring before they commit to a new contract. Further discussions will be had at the October meeting.

Adjournment 7:16 pm

Next Meeting Date October 8, 2018 at 6:00 pm at CYC Realty Management *new offices at 12 Avis Drive, Latham, NY 12110