

Spring Meadows Board Meeting Minutes November 12, 2018

Call to order: 6:00 PM EST

Attendees: Board Members Dave Fallati, Tracy Collins, Mike Lundy, Annette Hufferd, Todd Evers VP, CYC Realty Mgmt. CO., Pat & Ed Wilday and Kim (#25).

Mona Steward Resignation Letter – Discussion and decision to send Thank you card from Board. Annette will pick up and send.

Vacancy created for Member @ Large due to Mona's leaving. Tracy will check with Jeannine Murphy to see if she is interested. The rest of the board will also ask around.

Committee Reports:

Architectural Committee - Mike Lundy advise nothing new to report. Todd Evers shared #106 has requested permission to place a satellite dish on deck.

Compliance Committee - Ed Wilday reported currently there are 6 members on this committee.

Overview of the report from Annual Meeting in October.

Pending approval of revised copy of Awning and Windows Policies. Approved by former Board Members before vacating their positions. This is confirmed by Mike Lundy only board member left from previous year.

Next meeting -Thursday November 15,2018

- Reviewing Deck Sealing policy
- Storm Door Policy

When policies and resolutions are completed there will be wording that these policies precede all others.

Nominations Committee - Pat Wilday reported currently has 5 members. Pat will provide typed update.

Last meeting late October 2018

Floor had discussion on voter turnout for annual meeting and how to potentially improve the number.

Dates for Spring meeting: May 14, 2019

Date for Annual meeting; October 22, 2019

We will continue to use the Colonie Town Hall unless there is a need to move to a different location.

Communications Committee- Pat Wilday advised committee has 3 members. Lisa will be the website admin.

HOA owns the website

There is analytics available on usage and traffic – 60 clicks last month

83 residents have signed up out of 196 homes

Open discussion related to alerts and updates: CYC does not have Robo calling or text alerts. The alerts will have to come from email and website.

- Ed Wilday mentioned that there is a PDF on the website for staining that does not open. Todd will look in to this.

Approval of Minutes – Minutes from August meeting and Oct meetings have been approved. Mike Lundy last member from former board confirmed meeting minutes. August had previously been approved by Mona Steward and Greg Dudley. Current board has approved Octobers minutes.

Treasures report- Currently showing \$398,408.20 in reserve fund.

Discussion related to use some of the reserves for CD's to generate interest and additional funds for the HOA. Todd Evers did research and Board agreed to move the following to Berkshire Bank.

- \$50,000.00 – 6-month CD at interest rate of 2.0%
- \$100,000.00 - 13-month CD at interest rate of 2.6%
- \$50,000.00 – 20 -month CD at interest rate of 3.0%

Todd, Dave and Mike will meet at bank and Dave and Mike will be the signers of the CD's.

CYC Mgmt. – Todd Evers

Roofing inspections and projection report will begin in winter. Todd will be working with STAR as there is no charge for them to inspect the roofs.

Winkler & Winkler – HOA accountants. Pat Winkler is our primary contact.

Old Business – Todd Evers

The Stream – Todd advised he has spoken with our attorney Greg Dempf and Greg advised we do nothing at this time. Town of Colonie has ownership and is responsible for the maintenance.

Tree removal – Crums has removed the trees necessary to redo the driveways but Davies will be the tree service we use to remove the rest.

Drainage and Cattails- Sunshine is caring for the drainage issues at #145. #144 cattails have been cared for.

Capital Painting has completed phases for 2018.

- Next phase for staining in 2019 will be for Section 3 & ½ of 12. #184 railing will be addressed at this time.

New Business – Dave Fallati

- Search for new board member
- Call volume from homeowners to CYC – per Todd during landscaping the volume was high.

Adjourned – Motion to adjourn 7:35 PM EST by Dave 2nd by Mike and confirmed by all.