

## **Spring Meadows Board Meeting Minutes November 25, 2019**

**Call to order: 5:59 PM EST**

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

**Absent:** Jeannine Murphy

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

**Approval of Minutes** – Minutes from October 14, 2019 meeting approved. Motion by Dave Fallati, 2<sup>nd</sup> by Mike Lundy, Board approved.

**Treasures report-** Review of current financial report - Todd Evers

- Operating fund \$41,755.46
- Reviewed outstanding(delinquent) HOA Dues and discussion related to liens.
- Reviewed and Board approved the hiring of Harris, Conway & Donovan, PLLC Attorneys and Counselors at Law for assistance with recovering the dues in arrears.
- Bid by Twin Bridges Waste & Recycling reviewed and pending contractual review for current contract with County Waste we may switch vendors. TBD

**Architectural committee** – Read out by Todd Evers on behalf of Jeannine Murphy

- Roof schedule based on Star Roofing is projected to begin 2024
- Pressure washing is to be completed in specified cul-de-sacs in 2020. To be identified at a later meeting.

**Compliance Committee** –

Reviewing and recommendation to come on coach lights, pets, and record storage.

Board approved pending legal review and approval the following resolutions:

- Exterior doors and Garage doors are being reviewed for update to guidelines.
- Review of the exterior lighting proposed for Cedar homes. More information pending before vote. Cost for the small light for back area is \$70 and the larger light for the front is \$117 per light after discounts. The installation by a certified electrician is at homeowner expense not HOA. If approved will be updated in the handbook for uniformity.
- Storm doors- additional clarification will be used in this policy as identified by Rob Panasci, Attorney at law.
- Pet registration form and guidelines are being reviewed and updated.

**Nominations committee** – Read out by Pat Wilday

No nominations for board members received.

Board is still seeking new members to volunteer for committees and to serve on the board.

**Communications Committee** – Read out by Tracey Collins

- Winter Newsletter pending distribution target date Mid-December.

### **Old Business – Todd Evers**

- #91 Work by Belfore is still in process from the fire earlier this year.
- Gazebo removal #43, #176 & #198 final letters to be sent. Board approved. Deadline 2/15/19
- #62 railing will be painted and homeowner billed by HOA
- Sidewalk repairs and replacement is completed
- #119 & #165 slope repairs. Todd & Dave to meet with John Biers contractor and John Alzoto Town Engineer to discuss ownership of the repairs to the retaining wall and property.
- Tree work to be completed in 2020

### **New Business –**

- Rich and Todd met with # 102, #170, #172 and #25 related to the driveway concerns raised at semiannual meeting.
- Homes that sold #31, #186 and #144
- #40 request to replace patio door needs additional clarification from homeowner.
- #52 driveway to begin the week of 11/25/19
- #122 Storm door request – Approved by Board
- Concerns raised regarding leaves that need to be cleared. Landscaping to return on 11/26 & 11/27 to clear remaining leaves and branches.
- Notification concerns raised related to projects beginning at individual homes. Flyers were hand delivered to front door or taped to garage this year. CYC will email or call individuals to ensure notification is completed when projects are impacting small numbers of homeowners. Larger projects will be posted to the website.

Calendar of meetings has been adopted \*(subject to change if needed). Pending Town of Colonie approving dates requested for semiannual meetings.

December 9, 2019

January 9, 2020

March 12, 2020

April 9, 2020

**Semi Annual meeting TBD**

May 14, 2020

June 11, 2020

July 9, 2020

August 13, 2020

September 10, 2020

October 8, 2020

**Semi Annual meeting TBD**

November 12, 2020

December 10, 2020

**Adjourned** – Motion to adjourn 7 :50 PM EST by Dave 2<sup>nd</sup> by Mike Lundy and confirmed by all.

**Next Meeting December 9, 2019**