

SPRING MEADOW HOMEOWNERS ASSOCIATION
Minutes of October 8, 2018 Board Meeting

Meeting called to order by President at 6pm.

Board members present: Mona Stewart, Mike Lundy, Greg Dudley

Others present: Todd Evers, Property Manager

Pat and Ed Wilday and Tracey Collins, Homeowners

Committee Reports:

Architectural, Compliance, Nomination reports as attached. Motion made and all reports accepted by board. The Compliance Committee was advised that the Policy Resolution for Awnings and the Policy Resolution for Windows were approved by the board in the September 24 Executive Session. Also approved at the September meeting was the updated Architectural Change Request form.

Approval of Minutes: August 13, 2018 - tabled again, Mike Lundy would like amendments made.

September 24, 2018 Executive Session - Motion made and approved unanimously by board members present.

Treasurer's Report: given by Todd, copy attached. Motion made and accepted unanimously by board members present. Discussion on future plan for roofs (Roof Reserve Schedule) and starting a bid process.

Old Business:

1. Stream, no update
2. Removal of Trees - updated list from walk around with Daveys Tree Service. #39-41 Pine, #61 Trees cut off sides of house, #62, #65, #186 Oak and Pine, #198-200, #206(Driveway).
3. Drainage work should be started by Sunshine Landscaping Company soon to relieve the issues for #145, 132-134, & #144 cattails.
4. Capital Painting 2018 Second Phase Is near completion, hope to complete as soon as the weather allows.
5. Driveways are all done - just need to fill in around sides on some of the Driveways, topsoil and seed.
6. Sidewalk repairs - #61 & #80 - DW Masonry will take care of filling gaps at #61, we will add railing at #80
7. #129 Satellite Dish Request, Todd will request letter from adjoining neighbor Indicating agreement with location of dish between properties. Motion made, Request unanimously approved by board members present.

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New Business

1. Annual Meeting Notice has been mailed. Mona thanked all committees for all their time and hard work.
2. Annual Meeting - Nomination Committee will check owners in and count ballots, CYC providing cider and cookies. We will have an attorney present.
3. Annual Meeting Agenda outline presented
4. 64 Harvard Road requested a tree removal, arborist determined that it is a healthy tree, not causing any issues.
5. Board is doing an October Walk Around for Driveways, Trees & Overall Inspection. Report to follow.
6. Snow Removal Bids and Landscape Bid comparisons reviewed and discussed. Motion made and seconded that - pending Mona's visual inspection of referral property tomorrow - Sunshine Landscaping Company awarded both Snow Removal and Landscape contracts by unanimous approval of all board members present.

Meetings adjourned at 7:35pm.

Next Meeting of the Board is to elect new officers following the Annual Meeting on October 17, 2018.

Next Regular Board Meeting is Monday, November 12, 2018, 6:00 PM at CYC Realty Management.