

Spring Meadows Board Meeting Minutes October 14, 2019

Call to order: 5:54 PM EST

Attendees: Dave Fallati, Tracey Collins, Annette Hufferd Jeannine Murphy, Todd Evers VP, CYC Realty Mgmt.

Absent: Mike Lundy

Committee attendees: Pat Wilday and Ed Wilday

Approval of Minutes – Minutes from September 9, 2019 meeting approved. Motion by Dave Fallati, 2nd by Tracey Collins, Board approved.

Treasures report- Review of current financial report - Todd Evers

- Reviewed outstanding(delinquent) HOA Dues and discussion related to liens.

Architectural committee – Jeannine Murphy

- Capital Painting section 3 and 12 (designated homes) are completed. Currently reviewing previous areas for touch up. Inspecting section 8 fascia and spraying mold on identified homes.
- #16 & #40 decks not approved by board. Reviewing of by-laws related to deck railings and extensions is currently in process and discussion. Vote 4-0 requiring all decks to have railings.
- Exterior request forms are required for all changes related to the outside of the homes.
- Seal coating is complete. Todd will follow up to ensure the tar splatters are cleaned or that the areas that need touch up paint are cared for.
- #16 ruts that had been created by workers during deck installation have not been fixed. Todd will request Sunshine landscaping repair and invoice contractor.
- New driveways continue to be installed at identified homes. Weather has caused some delays with completions.
- Received estimates from Masonry companies. Board approved to move forward with DW Mason.
- Follow up by Todd on the reflective posts and solar caps for the end of cul-de-sacs.
- #196 exterior request approved.

*Capital Painters and Architect Committee will notify homeowner when projects will begin.

Compliance Committee –

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

Board approved pending legal review and approval the following resolutions:

- Light posts
- Light fixtures on cedar homes are being reviewed for conformity. Looking in to lighting distributor for lowest cost.
- Storm doors- additional clarification will be used in this policy as identified by Rob Panasci, Attorney at law.
- Pet registration form is being reviewed and updated.
- Record storage process and policy in review.

Nominations committee – No nominations for board members received. Per by-laws and Rob Panasci Esquire the current board remains in place until new election in 2020. Board members will serve 1 yr term that had expired seats in 2019. No election ballots or electoral process is required.

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

Communications Committee –

- Newsletter will be mailed to homeowners. It has been posted to the website and emailed to the Spring Meadows distribution list.
- Recommendation to have updates posted on current projects to the website. Tracey will follow up.

Old Business – Todd Evers

- #93 restoration from fire is complete
- #91 Work by Belfore is still in process from the fire earlier this year.
- Chimney cleaning is the responsibility of the HOA per bylaws. Will be addressed at October Semi Annual meeting.
- Dryer vent cleaning is responsibility of Homeowners. Recommendation that this is completed at time of chimney cleaning.
- #43 letter in review by Rob Panasci, Esquire. Board approved.
- Between #113 and #111 hole that needs to be filled in.
- #194 HOA has completed repairs on chimney. Homeowner is responsible for any issues that are related to conduit, wiring or items not covered by the HOA.
- Removal of Gazebos pending follow up letters - #43, #176 & # 198 must be removed by 11/10/19

New Business –

- Town of Colonie easement with creek – pending quote
- Annual meeting notices sent out week of 10/11/19
- #165 letter related to trees and removal
- #62 letter related to railing and reply to board request received and reviewed. Reply to be communicated by Todd Evers.
- Todd will follow up with tree service related to tree cutting and estimates if completed in the winter of 2019-2020 instead of spring.

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

October Semi Annual meeting October 22, 2019

November 11, 2019

December 9, 2019

Adjourned – Motion to adjourn 8:14 PM EST by Dave 2nd by Annette and confirmed by all.

Next Meeting October 22, 2019