

## **Spring Meadows Board Meeting Minutes October 6, 2021**

**Call to order: 5:33 PM EST** by Dave 2<sup>nd</sup> by Tracey

**Attendees:** Dave Fallati, Tracey Collins, Jeannine Murphy, Mike Lundy & Todd Evers CYC Realty Mgmt.

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

**Approval of Minutes** – September 8, 2021, approved 4-0 with amendment to attendees.

**Treasure's report** – Todd Evers

- Financials through September 30, 2021
  - Operating Fund \$52,363.94
  - Reserve Fund \$191,344.04
  - Total CDs \$311,673.96

**Architectural committee** – Jeannine Murphy

- Question: Painting entry and garage doors? – Now 8 years since painted.
  - No bids received this year, will revisit next year.

**Compliance Committee** – Ed Wilday

- Recommended Dryer Vent Maintenance Policy – Clean 1-3 years depending on usage, and old vents brought up to code, all at homeowner's expense.
  - Add to yearly update form sent and received by CYC.
- Fireplace Policy – Needs to be finalized and signed.
  - Provide a window of compliance to account for busy seasons when appointments can be difficult to obtain.
- Levels of violation located in the Handbook need to be reviewed and new policy needs to be included.
- Question: Can a homeowner seal their own driveway at their own expense without an Exterior Request Form?
  - Form not required.

**Nominations committee** – Pat Wilday

- 8 candidates – Nominations brought to mail office for mailing
- Knights of Columbus finalized for the meeting and Ryan Manley (legal) will be attending
- Lisa Alaxanian in charge of vote counters and additional volunteers.
- Pat Wilday will not be hands on due to Ed Wilday running.
- Todd will be providing reference documents: site reference map, update homeowner forms, etc.
- Signs/boards donated to notify of meeting.

**Communications Committee** – Tracey Collins

- No update.

**Finance Committee** – Charlie Holman – not in attendance

- No update.

**Old Business** –

- Vinyl side trim & repair list update on wood sided homes – Capital Painting starting Monday 10/11/2021, price of wood decreasing.
- #44 sidewalk – DW will return to replace.
- Updated paint colors – Benjamin Moore – available at Niskayuna store – Brett 518.354.0153
- Landscaping update – second trimming completed, continuing clean up prior to winter.

**New Business** –

- Driveway replacement finished
- Semi-Annual Meeting – October 2021 – Notice mailed with nominations and ballots.

**Tickler-**

- Replacement repair of posts at end of cul-de-sacs
- #168 and 170 keep eye on tree for removal
- Property info sheets – add finished basement

**Adjourned** – Motion to adjourn 6:31 PM EST motion by Dave 2<sup>nd</sup> by Mike and confirmed by all.