

Spring Meadows Board Meeting Minutes September 9, 2019

Call to order: 5:59 PM EST

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

Committee attendees: Pat Wilday and Ann Troy

Approval of Minutes – Minutes from August 16, 2019 meeting approved. Motion by Dave Fallati, 2nd by Mike Lundy, Board approved.

Treasures report- Review of current financial report - Mike Lundy and Todd Evers

- Reviewed outstanding(delinquent) HOA Dues and discussion related to liens.
- Review of fines related to delinquent accounts.
- Researching collection agency for past dues collections
- Insurance company has recovered 88% of the fees related to fire @ #91 and HOA to recoup \$4900 of the \$5000 deductible.
- Mike Lundy refusal to sign checks for #16 and #38 due to lack of documentation or approval for exterior changes by Board.
- Mike Lundy brought up discussion related to #39 payment for sidewalk and driveway.

Architectural committee – Jeannine Murphy

- Capital Painting section 3 currently finishing up this section and moving to section 12 and 8.
- Section 3 Beige windows/they are replacement windows - never got approval from Board. When time comes to replace- they must replace with Brown Windows. CYC will send letter to homeowners and have copy for Architect Committee & CYC.

*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
- Storm doors

Nominations committee – No nominations for board members received. Will continue to monitor.

The Board requested that the nomination committee continue to arrange and host the semiannual meetings.

Communications Committee – Ann Troy provided an overview of projected outline and content. Items to include in the newsletter to come out for fall. The following items will be highlight:

Seasonal Reminders

Website activities

Board Members contact info
Upcoming meetings and events
HVAC cleaning and maintenance
ICE melt
Gutter cleaning and repair
Deck Sealing
Sky light and window sealing
Sub Pump
Storing outside furniture and items
Contact information - Provided to CYC when leaving for the winter
Contact CYC when you have items related to Outside maintenance or questions

Upcoming and noteworthy items:
Board & Committee members needed
Driveway repair or replacement for driveways identified by the board for 2019
Seal Coating of driveways to be completed in September 2019
Painting and Staining completion

Board Accomplishments in 2019:
New Driveways
Painting and staining completion
Seal Coating

Old Business – Todd Evers

Fire # 91 work has started as of 8/1/19
Website traffic- to be tracked and reported
Seal coating to start the week of 9/12/19

- 9/12/19 Sections 1,2,3,5,6 &7
- 9/14/19 Sections 4,8,9,10 & 11
- 9/15/19 Section 12

Paving – Todd will provide an update on start date.

Sidewalk – Todd will provide an update on start date.

Chimney cleaning is the responsibility of the HOA per bylaws. Will be addressed at October Semi Annual meeting.

New Business –

- Adopted Light Post and Storm Doors to bylaws pending legal review
- Town of Colonie easement with creek – pending quote
- #176 Airbnb notified to cease rentals. HOA violation.
- # 16- no approval from board to replace deck. Contractor responsible to fix the ruts on lawn that was damaged. CYC will notify homeowner Exterior request form is to be completed and filed with Board & CYC.
- # 38- CYC will notify homeowner Exterior request form is to be completed and filed with Board & CYC. Additional information on bylaws for deck expansions will be shared with homeowner by CYC.
- No Dumping sign to be place on storage container.
- Between #113 and #111 hole that needs to be filled in.

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

October 14, 2019

October Semi Annual meeting October 22, 2019

November 11, 2019

December 9, 2019

Adjourned – Motion to adjourn 8:30 PM EST by Dave 2nd by Mike and confirmed by all.

Next Meeting October 14, 2019