

Spring Meadows Board Meeting Minutes September 21, 2020

Call to order: 5:18 PM EST by Dave Fallati 2nd by Mike Lundy

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

Absent: Jeannine Murphy

Committee attendees: Pat & Ed Wilday, Frank Walsh

Approval of Minutes – Minutes from August 12, 2019, approved. Motion made by Dave to approve and all approved.

Treasures report- Review of current financial report – Todd Evers

- Review of financials thru August 2020
- Delinquent dues are being followed up by our legal representation and recovered from outstanding homeowners or liens are being applied against those with outstanding balance based on Spring Meadow HOA By Laws.
- Due to Covid19 there are homeowners that have not paid dues, pending further action after Governors executive orders have expired.
- Discussion related to SM HOA 5 Yr plan and staying on target to meet upcoming maintenance requirements and community projects.
- CYC sent out a communication related their new pay on line system.

Architectural committee – Mike Lundy

- Pat Carney of Capital Painting advised section 5 and section 12 staining complete. There are chimneys in Section #3 have been identified that need repair. Further information forth coming.
- Garage doors and front entrance doors are due for painting per maintenance guidelines every 7 yrs. Will be reviewed in 2021.
- #34 snow plow hit garage door and Pat Carney of Capital Painting has been secured to paint the door.
- #176 Window air conditioner to be addressed by CYC
- #174 Basketball hoop to be addressed by CYC
- #114 Curtain attached to deck to be addressed by CYC
- #147 & #149 Driveway to be addressed by CYC
- #8 holes in facia by woodpecker to be addressed and cared for by Pat Carney Capital Painting
- #87 driveway will be addressed with cold patch
- #131 work order issued service manager will look at the facia and decking
- #158 sidewalk request to be addressed by CYC
- #52 sidewalk to be addressed by DW Mason at no cost to HOA
- #164 sidewalk to be fixed by DW Mason

Compliance Committee – Ed Wilday provided readout

- All resolutions, meeting minutes and news letters are posted to SM HOA website

- The resolutions are available on line at our website <https://spring-meadow.com/>
- Discussion around the old handbook verses the new information and resolutions and distribution to homeowners. Ed will look at pricing and best approach. Pat Wilday volunteered to knock on doors to pass these out.

Nominations committee – Pat Wilday provided readout

- Todd will work with Pat on the mailers to the homeowners
- All board member's seats will expire in October 2020. Pat is reviewing how we handle the ballots related to the seats expired and expiring for this election. Some seats have a one year term other seats will be a two-year term. There are 3 nominations in at this time.
- Due to Covid19 all ballots will need to be returned via mail only, date pending.
- An in-person annual meeting on October 27th, is tentative. The Knights of Columbus have space and availability. Strict Covid19 rules will be in place and followed. A final decision is pending based on Governor Executive orders and safety guidelines by the CDC. There will be more communication related to reservations for seating in person for annual meeting. There is a 45 person maximum occupancy at this time. A zoom meeting will be available for any overflow or alternative should the meeting be held virtually due to Covid19. Masks are required for all in person attendees. No refreshments will be served.
- We are still looking for community members to participate in committees and on the HOA Board. As of now, we have no new volunteers. If interested contact Todd Evers of CYC Management or any Board Member for more information.
- Pat requested the budget information to include in the mailings that will go out.

Communications Committee – Tracey Collins provided readout.

- September/October newsletter has been drafted and sent to HOA board for review. Pending modifications and approval.

Finance Committee – Todd Evers provided readout.

- HOA board has decided to hold any additional projects until 2021 unless deemed essential.
- Board will review 5 yr. proposal and determine how we proceed to ensure fiscal viability as an HOA.

Old Business –

- #43 has agreed to remove the structure.
- #119 & 165 creek issues. Repairs completed.
- #45 Haswell – Todd is working on obtaining survey for property lines.
- Slope new mailbox section #7– railing Todd will put in work order to have this painted or stained
- Reseed #122, #132, #134, #136. Repair, sod and pin between 152 & 154 . Todd to follow up with Sunshine Landscaping.
- Shrub trimming to begin and will be aggressive to help the regrowth.
- Trees to be addressed by KT trees 3 proposals provided by Todd of CYC and voted on by HOA Board for approval.
- Paving & Seal coating completed.

- HOA verses Homeowner responsibility document will be updated and sent out to all homeowners. This document should be part of the handbook.

New Business –

- #186 request for deck stairs. Todd of CYC to follow up. Pending more information and further review.
- #136 request to remove Sumac treed- Approved.
- Pending final determination on in person Oct annual meeting by HOA Board due to Covid -19
- Insurance renewal & fire place policy discussed more information to follow as requested by HOA board. Todd of CYC to follow up.

Calendar of meetings has been adopted *(subject to change if needed). Meeting will be held 2nd Wednesday of each month at 6 PM EST.

January 9, 2020

No Meeting February 2020

March 11, 2020

April 8 - No meeting due to Covid 19

Semi Annual Meeting No meeting due to Covid 19

May 18, 2020 Zoom meeting (changed from May 13)

June 22, 2020 Zoom meeting (moved from June 10, 20 due to Covid -19)

July 8, 2020 zoom meeting

August 12, 2020 Zoom meeting

September 21, 2020 (changed from Sept. 9)

October 14, 2020

Annual meeting tentative Oct 27, 2020 (Knights of Columbus- 328 Troy Schenectady Rd, Latham NY12110)

November 11, 2020

December 9, 2020

Adjourned – Motion to adjourn 7:19 PM EST motion by Dave, 2nd by Annette and confirmed by all.

Next Meeting October 14, 2020