

Spring Meadows Board Meeting Minutes September 8, 2021

Call to order: 6:01 PM EST by Dave 2nd by Tracey

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

Committee attendees: Frank Walsh and Charlie Holman

Approval of Minutes – July 14, 2021 approved 3-0-1 sustained

Treasure's report – Todd Evers

- Financials through September 2021
 - Operating Fund \$43,985.61
 - Reserve Fund \$175,511.35
 - Total CDs \$311,593.38

Architectural committee – Jeannine Murphy

- #48 no update from last meeting
- Todd: Capital Painting has been unable to be on the grounds due to Covid. Repairs are still pending and additional issues that were identified during a previous walkthrough.
- #8 Wood pecker damage still pending repair.
- #17 multiple holes in fascia need to be filled and painted due to insect damage.
- Status on post repair and moving, poles at end of sections: 1, 2, 6, and 7 not painted and pole at end of section 11 requires replacement - Todd will follow-up on work order
- Recommendation to start projects such as driveways and sealcoating earlier than September/October.

Compliance Committee – Ed Wilday – not in attendance

- No update.

Nominations committee – Pat Wilday – not in attendance

- No update.

Communications Committee – Tracey Collins

- Per suggestion will include walking directions per NYS law.
- Per suggestion will add Dryer Vent section 2-3 year shorter on usage.

Finance Committee – Charlie Holman

- Suggestion: Internal control improvement, the budget be signed and dated.
- Suggestion: Implementation of additional procedures related to Bank Reconciliation – Todd advised would go over current process with Charlie and Jeannine to identify areas for improvement
- Question: No increase was approved - Board was unable to meet in person and a majority could not be reached; therefore, previous budget was carried over with no increase.

- Question: Check for pole replacement #156 – Based upon electrician inspection it was determined underground electrical to light post needed to be replaced.
- Question: \$300 charge from landscaping company for “taking up flags that notify of application” previous companies did not charge for this – Todd will question.
- Continue to monitor expenses and competitive bids, major contracts need to be signed by president and reviewed by attorney.
- Suggestion: \$15 proposal for dues increase was made. Dues should be raised going forward as there will be a possibility of an assessment on the homes.
- Charlie unable to attend October meeting.

Old Business –

- Vinyl side trim & repair list update on wood sided homes – starting next week weather permitting – Capital Painting delay due to Covid, work projected to start next week.
- #44 sidewalk
- Updated paint colors – Benjamin Moore – available at Niskayuna store – Brett 518.354.0153 – will obtain specifics for updated Resolution.
- Landscaping update – Elite has started second trim for the season
 - Suggestion (ML) to cut back cattails at beginning of season going forward.
- #208 holiday lights near walkway need to be removed. Owner stated in spring was using lights due to electrical issue with house mounted light. At this time electrical issue must be resolved and lights removed.

New Business –

- 2021-22 Budget – remain \$240.00
- Driveway replacement proposals – 4-0 vote for Christopher’s Paving LLC \$31,200.00
- Semi-Annual Meeting – October 2021 – Deposit in for Knights of Columbus – will have signs

Tickler

- Replacement repair of posts at end of cul-de-sacs – pull excessive posts from cul-de-sacs have painted and replaced damaged posts. Will also speak with Elite Landscaping about protection for around bottom of posts to prevent further damage.
- #168 and 170 keep eye on tree for removal – will review with arborist in the Spring.
- Property info sheets – add finished basement

Adjourned – Motion to adjourn 7:07 PM EST motion by Dave 2nd by Tracey and confirmed by all.

Next Meeting October 6, 2021 @ CYC