

MEETING MINUTES
Spring Meadows Association
April 9, 2018 Board Meeting,
CYC Building, Old Loudon Rd. Latham, NY

Meeting was called to order at 6:19 PM

Attending:

Board members: Mona Stewart, Mike Lundy, Greg Dudley, and Carolyn May
Todd Evers, Vice President, CYC Realty Management

Approval of the Minutes of the January 8, 2018 Meeting: Motion made and carried to accept the March, 2018 Minutes of the Board.

Treasure's Report: Todd Evers of CRC presented an overview of the financial position of the Association. Report was accepted by a motion of the Board.

Old Business:

1. **National Grid Exposed Box (Units #47 and #49).** Todd provided an update to the Board.
2. **"The Stream":** Todd and Greg continue to work with the Association attorney (Tobin & Dempf) and the Town to reconcile challenges arising from length of time passed since initial conversations with the town occurred. Action was tabled to allow CRC to collect additional information.
3. **Compliance Committee.** Tabled.
4. **Website Update:** The Board was encouraged by the significant progress made by the vender.
5. **Snow Removal Contract Update:** Todd briefed the Board on the damage repair being completed and to be completed this spring. Considerable concern was expressed by several board members about various instances of damage to plantings and several had special concern about the scraping of driveways by the contractor, which are now in need of repair.
6. **Tree Removal:** The removal of trees (Unit #38, 40, 65, and the mailbox areas) was discussed.
7. **Leak in the Basement of Unit #145.** As noted last month, the repair of the leak in the basement of Unit # 145 is ongoing. The homeowner is responsible for the cost of the repair.

New Business

8. The landscaping contract has been signed & spring work has begun.
9. Phase Two of the Capital Painting 2018 Contract has begun.
10. The date for the spring wall-around by the Board was scheduled for April 21.
11. CDC reported on the challenges encountered while repairing roof leaks, which are expected to be reconciled.

12. The replacement of windows, unauthorized by the board, was discussed with additional discussion about the necessity to update the Association governance material to be placed on the website and distributed to unit owners. At this time, the board will approve window replacement noted by CRC to be of equal or better quality than that listed In the Board documents.
13. Lawn Fertilizer – A motion was made by Mona and approved by the Board to the spending of \$7,900 for the lawn fertilizer/ing contract which includes an attack on the grubs.

Tickler

14. The Board noted replacement of the driveways previously agreed to be replaced - to be unit numbers #54,101,146,186,222 and discussed additional work which may become necessary based on the results of the walk-around
15. Sidewalks of units # 54, 61, and 80 to be replaced this season.
16. Pat Carney will paint garage doors of units #170.172, & 53
17. Siding of unit#155 will be repaired
18. Private land signs to be mounted along the wooded and field areas
19. Unit 76 asks her driveway be considered for replacement.

Adjournment: The meeting was adjourned at 7:54PM

The next meeting will be the Board Meeting, at CRC, on May 14, 2018, at 6:00PM