

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

Meeting was called to order at 6:00 PM

Attending:

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

Approval of the Minutes of May, 2018 Meeting: Motion made and carried to accept the MAY, 2018 Minutes of the Board.

Treasure's Report: Todd Evers of CRC presented an overview of the financial position of the Association. Despite challenges with driveway paving and other exterior repairs necessary, the Association remains on budget, retaining approximately \$400,000 in the reserve fund. Report was accepted by a motion of the Board.

Old Business:

1. **"The Stream"**: Todd Evers continues to work with the Association attorney (Tobin & Dempf) and the Town to reconcile challenges arising from the length of time passed since initial conversations with the developer of the adjacent housing units occurred. It appears given the severe summer weather experienced by Springs Meadows that the remedies completed by the town and the towns' accepting of responsibility of managing the culverts/drainage has eased if not eliminated
2. **Compliance Committee.** Recommended and board approved window replacement requests for unit 4 and unit 99. .
3. **Website Update:** Todd Evers reported the vendor is reconciling server issues after which the website should be ready to launch.
4. **Tree Removal:** In addition to those trees identified by the annual walk around, the Board approved the removal of trees near units 38, 40, 65, 135, and 196; as well as the white pine between units 39 and 41.
5. **Basement Leak – Unit 145**
6. **Capital Painting Phase Two-** The second phase of painting by Capital Painting continues which includes the cleaning of buildings as well as paint in of units.

New Business:

7. Update on Landscaper: Was reported Flowers were installed at the entrance of Spring Meadow
8. The following units requested changes or maintenance of their units (Unit 52, Unit 86, Unit 109, Unit 111, and Unit 152. . Of them only Unit 111 request for a new garage door was approved. The Board requested additional information on the others or referred the request to the Compliance Committee.

TICKLER – Upcoming Items of Consideration

9. The Board noted the upcoming/ongoing replacement of the driveways previously agreed to be replaced - to be unit numbers: #54,101,146,186,222.
10. Pat Carney to Paint Garage Door 170 and 178
11. . Appointment of the Election Committee

Adjournment: The meeting was adjourned at 7:30 PM

The next meeting will be the Board Meeting, at CRC, on August 13, 2018 at 6:00 PM. At CYC Realty Management, 2018, at 6:00PM