

Spring Meadows Association
March, 2018 Meeting,
CYC Building, Old Loudon Rd. Latham, NY

Meeting Minutes

Meeting was called to order at 6:02 PM

Attending:

Board members: Mona Stewart, Greg Dudley, Aric Lemon, and Carolyn May
Todd Evers, Vice President, CYC Realty Management
Jeannine Murphy, Member, Architectural Committee
Lisa Alexanian, Owner

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

Treasure's Report: Todd Evers of CRC presented an overview of the financial position of the Association, noting the financial position is healthy, observing snow removal as the only item trending above 2018 projections, which is understandable given the unprecedented amount of snowfall received in the Capital Region this winter (2018). After a brief discussion, the Report was accepted by a motion of the Board.

Old Business:

- 1. National Grid Exposed Box (Units #47 and 49.** The Board discussed the nature of the hazardous condition and National Grid's responsibility to rectify the situation as well as continued efforts to encourage National Grid's attention to this matter.
- 2. "The Stream" – Identifying the "Stream"** that flows through the Association property. Association Manager Todd Evers, Board Member Greg Dudley, the Association attorney from the firm Tobin-Dempf, and the Town of Colonie are working together to identify the legal name/description of this piece of property that flows through the Association land (noted as "the Stream).

3. **Compliance Committee.** The Board discussed the progress made in the establishment of a Board Compliance Committee, noting two unit owners have volunteered for the committee. The Board expects to name several more. The Committee will work with the Board to identify challenges resulting from an Association Member Unit Owner not complying with Association rules and conditions.
4. **Website Update:** The Board discussed the parameters and progress made in the development of an informative Association website.

New Business:

5. **Snow Removal Contract Update:** Todd had noted in this month's financial report that snow removal is trending moderately higher than that allocated in the 2018 budget, due to record snowfalls this winter. Board members commented on the reasonableness of the expenditure given the amount of snow the area received. Some board members reported receiving very good feedback of this winter's snow removal contractor from Spring Meadow neighbors.
6. **Landscape Contractors:** The RFP for Landscape Contract process was discussed by the Board.
7. **Tree Removal:** The removal of trees between Unit #38 and #39 was tabled, pending additional information.
8. **Leak in the Basement of Unit #145.** Todd reported the repair of the leak in the basement of Unit # 145 is ongoing. The homeowner is responsible for the cost of the repair.
9. **Capital Painting (Vender) – Second Phase of the 2018 Contract:** Todd discussed the painting work that will be completed during the second phase of the contract. Also discussed were the parameters and cost benefits of any new work completed by the Association or the Unit owners.

Tickler (Upcoming Items)

10. Driveways to be replaced this spring (Units Numbered 54,102,146,186,222)
11. Sidewalks to be improved (Units Numbered 52,61,80)
12. Removal of Trees Between Driveways (Unit Numbered 65.)
13. Painting by Contractor, Capital Painting (Units Numbered 170 and 172)
14. Brightview. Repair of damage caused by crew (Unit Numbered 155)
15. Spring Walk-around. Selection of Spring Walk-Around date, including the inspection of the permanent posts (not the winter snow removal markets)
16. Hunting on Association and/or adjacent to Association property. The Board expressed its shock at learning of a Unit Owner who hunted the wild deer within close proximity to Association Members and immediate neighbors' homes without regard to the legal distance a hunter must be from interstates, populated areas, and the like. The Board will discuss further remedies, initially adding No Hunting signs to those already on the property

Meeting Was Adjourned at 7:24 PM