

Approved
5-10-22
6:38 PM

Southampton at Salem Springs

Board of Directors Meeting

April 12, 2022, 6:30pm

Salem United Methodist Church (2057 Salem Rd.)

<https://southamptonatsalemsprings.wordpress.com/>

Minutes

- I. Meeting Called to Order by President at 6:30 PM

- II. Attendance/Homeowner Forum: Board members: Tom Amann, Donna Bir, Kathy Robertson, Greg via FaceTime. Homeowners: Myrta Burgess, Dana Pugh, Janelle Williams, Ken Riefh, Roy and Theresa Clemous, Cindy Grey, Margret Telson, Roger Bir and Debbie Burke via FaceTime.,
 - a. Milky Spores & Black Mold – all infected trees are going to get treated. Board voted and approved. John will contact True Green.
 - b. The Board Approved home inspections to be every other month allowing for time to get repairs completed. This will be changed in condo docs.
 - c. Any roses not trimmed that needs to be completed 0 there are some in the center area near the pool.
 - d. Crept Myrtles and other trees are to be trimmed ASAP. Board approved trimming for spring. Major cutting will be in the fall. Contracts already in place.
 - e. Bushes and other plant replacement – a search is on for a company that can provide plant/trees and design services
 - f. Water backing up and Water between units. Board approved hiring a contractor to fix this issue. Anyone having these issues need to let us know. Chris Landy, Manny MFM Irrigation expected cost 10K – see list below – this is not a complete list but the ones I am aware of.
 - g. Paint colors – everything is on hold until John can confirm the actual colors. We need to revisit the brown!
 - h. Anyone that has whatever color, can stay until such time they need to paint again.
 - i. Mailbox – John is looking into a replacement solution for the community.
 - j. Home inspections – Board approved every other month to allow homeowners time to get repairs completed. Condo docs will be changed. Fees need to be reviewed.
 - k. Community upkeep – to cut expenses on replacing plants and such – water the plants. Especially newly planted ones in the summer heat. Best time to water only 1st thing in the am or late in the evening after everything has cooled.
 - l. Friends and Family visiting – please ask them to slow their driving as there are children and people walking their dogs. Complaints have been cars coming around the corners too fast.
 - m. Need to find list of different contractors to post on website. Contractors can only be someone used by a resident, and they are satisfied with work performed.
 - n. Any date that a board meeting was supposed held and that meeting did not happen will be posted on website, “No Meeting on This Date.”
 - o. Donna to do Pool Passes.
 - p. Check contract for current landscaper to see if “Rolled Over.” Need to check deliverables to ensure we are getting what we are paying for. Need to discuss with them not using the wooded areas for their dumping ground.
 - q. Coopers light – approved
 - r. Maggie still waiting for Brian at CFM to contact her. We did confirm the audit of our books, and all was inline except one small increase with the landscape contract.
 - s. Discussion of dues going up \$15 postponed until such time all board members can be present. This should be possible at next month at board meeting.

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- III.** Approval of Minutes on hold to verify content and spelling corrections.
- a. President and Vice President Reports - BMP lights under warranty and repair should be complete mid-March, delay in getting new parts.
 - b. Treasurer's Report – We are in the red for right now – because of insurance and landscaping as they will even out by the end of the year. Based on Margaret's accusation Donna and John will review 2021 and 2022 (where are so far) for Any errors. Findings will be reported at next meeting. John to check with Brian on best action moving forward with erroneous complaints.
 - c. Secretary's Report need approval of April 2021 minutes, all other old minutes were approved and posted.
- IV.** Old Business:
- a. Ready Roofing quote for 4340 SSW. Motion by Tom, second by Donna, Voted and Approved by Board. Need to get comments from homeowner to know if job is completed.
 - b. Front Entrance Sign (Painting & Lighting) Management to investigate fixing the light at sign. Discussed putting short lights around the BMP pond. Possible light on the west end of the median/island at the entrance.
 - c. Community Lighting, Pole for median/island – Management will do a night walk through to determine need and/or options for additional lighting
- V.** Adjournment: 7:10 PM
- VI.** Entered Executive at 7:14 PM
- VII.** Exited Executive at 7:50 PM
- VIII.** Adjournment at 8:08 PM