

Southampton at Salem Springs Board of Directors Meeting Minutes

Aug 26, 2021

On property-Outdoors

Approved

Board Members Present: Margaret Telesco, Scott Elmquist, Tom Amann

Property Manager: John Candelora (Community First Management)

Homeowners Present: 12 homeowners

I. Call to Order: 6:32 meeting called to order by Margaret Telesco

II. Homeowner's Forum: None

III. Approval of Minutes: Scott Elmquist motioned, Tom Amann seconded and board approved

IV. Reports of Officer's & Committee's

- a) Presidents Report-None
- b) Vice Presidents Report
- c) Treasurers Report- \$809.59 in the Black
- d) Member At Large Report-Not Present
- e) Secretary Report- Vacant Position
- f) Managers Report

- Dominion Power cut an access point to power box south side of property on Salem Springs Way

-Discussed resealing to include cracks first, oil remediation prior to resealing. Still need dates.

-Scott Elmquist brought up finding out about washing of curbs prior to resealing.

-3 Roofs needed repaired this month and repairs we either completed or contracted.

-Scott Elmquist brought up possible need for community roof inspection.

-Still having issues with Sinkholes. HOA ask John to get more information.

g) Committee Report-

-Pond still having backfill/washout issues. Need more dirt, concrete and professional advice. Requested John obtain initial build information/building permit to determine construction.

-Pool is scheduled to close at 10PM on 9/6.

-Maggie asked if Pool Passes are needed, this should be addressed by the next board. This may not be a good use of the community dollars.

VI. Old Business:

a)Roofs for 4452 and 4352 were repaired. May be time for roof inspections.

b) Sink holes: Around the pond and pool area are still continuing. Need to reach out to contractors to get a better plan moving ahead. Believe we have a bigger issue with the washouts

c) Pond: Did not discuss anything other than

d) Street Paving: Waiting on dates from paving company to give the community sufficient time to plan ahead for location of vehicles.

VII. New Business:

a. Pool Closing: Will be at 10PM on Monday Sept 6th.

VIII. Closing Homeowner Forum:

-Dana Pugh had concerns about damage to fences by landscapers, Johns said he would mention to the landscaping company.

-Tom asked if it was possible if we could keep the pool open until the end of SEPT. John said it would cost roughly \$600-\$800. He said he would reach out to the pool company to see if it was possible. Scott mentioned that it was in our budget as we are now \$800 plus in the black.

IX. Adjourned Business meeting at 19:45

X. Entered Executive session at 19:50

-Tom made a motion to transition back to business meeting at 20:00, Scott seconded.

XI. Entered Business Meeting at 20:00

-Board voted 2-1 to add Diego Londona to the ballot for the annual meeting.

-Board voted 2-1 to change and approve architectural form for Diego Londona to raise the allowable fence board size to 5 ½ inches.

XII. Adjourned Business Meeting at 20:03

XIII. Entered Executive Session at 20:04

XIV. Adjourned Executive Session at 20:05