

11:11. APPROVED

6:32

7-14-20

**Southampton at Salem Springs
Board of Directors Meeting
June 9, 2020
Teleconference**

Board Members Present: Maggy Telesco, Cindy Gray, Tom Amann, Dave Hill, Scott Elmquist, John Candelora, Property Manager

Home Owners Present: 4 home owners present

I. Call to Order: 6:30 called to order by Maggy

II. Home Owner's Forum: Owner wants to know about his walkway he is making. He says that when it rains we he has puddles. David has two trees that need to be removed or trimmed. They are hitting his house. 1605 has a shutter missing on 2nd floor, 4400 side brush over grown at the end. Vines are growing on trees by the ditch next to new development. Scott, fight headges next to driveway, he can't park two cars in his driveway. Scott wants them removed and something smaller put in. John asked Scott to email him a picture and the board will look at something to replace them.

III. Approval of Minutes: Dave moved to approve, second and approved.

IV. Reports of Officer's & Committee's

- a. President's Report:
- b. Vice President's Report: none
- c. Treasurer's Report: **\$2759.26 in red**
- d. Member at Large Report: none
- e. Secretary's Report: none
- f. Committee's Reports:

ARC Forms: 2 for Ring doorbells motion to approve Dave, 2nd and approved.
Fence replace some boards, Dave motion to accept 2nd and approved. Pathway - Dave is concerned about the width will be 44 in., motion by Dave, 2nd and approved.

V. Manager's Report: All roof repairs done except for the major one, Warwick has to bring out big equipment to reach the roof. Solitude Lake Management is sending automated emails back about being out of office and has still not responded or sent a technician out to do a survey and estimate of the bulkhead. I am going to contact PLM for a quote and still would like to have a quote from Solitude for comparison. No new information on the VA approval. Working with Charlie on the websit. Have a bid on the parking lot bid. Zippy is working on the mail boxes that won't close. Violations have been sent out. Reserve Study, he has spoken to Miller & Dodson about an updated study.

VI. Old Business:

- a. Website - see managers report

- b. ARC Forms - see Arc Forms above
- c. Violations - see managers report
- d. Bulk Head - see managers report
- f. Roof Repair - see managers report

VII. New Business:

- a. Pool Update - Tom is proposing that we open the pool, no relatives, friends, no pool furniture, bathrooms closed. Cara from the pool company said that the City said to open it, we will get it to us when you can. Dave asked if she has anything in writing. Dave is concerned that we will be held personal liabel.

Maggy stated that there three incidents last year that the pool wasn't opened. We were told not to open until the pool had been cleaned. Tom states that the electrical has been inspected and we were given a verbal to open.

John stated that we have been advised by our attorney's and insurance company not to open the pool. John called the Health Department and they said that they are not going to inspect any pool until the executive order by the governor is changed. He said that the city did not inspect the electrical. It was the company he did the electrical work.

Maggy suggested we do not act on this and discuss it later.

We have a nominating committee Audrey Skutnik and Mary Schroeder for the board election. John wants the list of who is interested in being on the board by the end of the month.

Mulch is coming tomorrow, it has been confirmed. They will also continue the trimming. The wax myrtles are turning brown in areas. She was told that they weren't trimmed properly. True Green is coming out with an arboriest to look at the wax myrtles. Tom asked about the schrubs about along Salem Road, Maggy said that they will be trimed soon.

John suggested that if anyone has a concern about the new landscapers to send him the concerns. He will compile a list and address the concerns with the landscapers.

VII. Closing Home Owner Forum: Scott has an issue with standing water in the back of his house due to the condos in the back. Sam has a couple of shrubs that needs to be replaced and would like to have them replaced with azaleas.

IX. Adjournment: 7:29, motion to adjourn by Maggy

X. No Executive Session