

Approved
6.8.2021

**Southampton at Salem Springs
Board of Directors Meeting Minutes
May 11, 2021
Virtual (due to pandemic)**

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

Homeowners Present: 2 homeowners

- I. **Call to Order:** 6:33 meeting called to order by Maggy

- II. **Homeowner's Forum:** Sink hole is getting deeper, board is aware of it. A Dominion Energy transformer is surround by shrubs which is against Dominion Energy rules. The shrubs need to be cut back. Tom wants to discuss the fascia boards, the community has paid for repairs in the past. He says that the fascia is part of the roof and he wants the board to vote on this issue. John said his interpretation of our documents state that the fascia board is not part of the roof, therefore it is not the responsibility of the association. John will discuss with our lawyers. Fire lane markings are starting to fade, they are no longer required.

- III. **Approval of Minutes:** Tom motioned, second and approved

- IV. **Reports of Officer's & Committee's**
 - a. President's Report: none
 - b. Vice President's Report: Valves at the pool have been fixed. John did verify that the leak has been fixed and valves have been replaced. An invoice has not been sent for the valve replacement. Zippy is going to come back and screw a few planks down around the pond. The topsoil around pond will go down this week.
 - c. Treasurer's Report: \$14,391.21-
 - d. Member at Large Report: absent
 - e. Secretary's Report: none
 - f. Committee Reports: none

- V. **Manager's Report:** Topsoil around the pond going down this week. Spoke with collections attorney, and he thinks he got some questions cleared up. We are on track to open the pool this summer.

- VI. **Old Business:**
 - a. Tru-Green (tree bugs) - bushes have small white flies, crepe myrtles have small white scales. We have a proposal for approx \$2000.00. Maggy asked them to break the proposal down. This does need to be treated. John is going to get more input from Tru-Green.
 - b. Drainage - many people are asking if they are on the list. The board

- c. needs to decide if we are going to do drainage again.
- c. Pool Shut Off - see above
- d. Speed Bumps - We received a proposal for speed bumps. Last month we also spoke about speed tables which are less money and look nicer. Tom suggested that we get the street sealed, top coated, and lines painted first. Then we can decide on the speed bumps.
- e. Topsoil - see above
- f. Zippy - see above

VII. New Business:

- a. Pool - Benches - concrete benches are in bad shape. Tom thinks we should get rid of them. Maggy wants the board to look at them one more time before we make the decision.
- b. May Inspection - will be done on May 19th or rain date of May 20th.

Request from a Matt Estes at 4353, tenant is moving out and wants to rent again. Tom asked if we received any other leases. John wants to get an okay on the leasing letter. It was determined we will discuss it during Exec Session.

Pools can have 75% occupancy. We have to put up COVID signs on each gate. Electrician came to inspect. Pool company said we should not put out the pool furniture. People should bring their own disinfectant. Tom read his suggested COVID pool restrictions. We will be using the pool passes that were prepared for 2020 and not used.

VIII. Closing Homeowner Forum: A Homeowner asked that we remind everyone via email about the inspection, and include pool opening and new guidelines. A homeowner offered to print a copy of the new pool guidelines. Homeowner asked if the minutes are updated on the website. John said he will update the minutes on the website. It was suggested we consult with our attorneys about the speed bumps.

IX. Adjournment: 7:21 meeting adjourned by Maggy

X. Executive Session: