

Southampton at Salem Springs

Board of Directors Meeting

November 9, 2021 6:30pm
Salem United Methodist Church (2057 Salem Rd.)

Minutes

Approved
3-8-22

- I. Meeting Called to Order by President at 6:31 PM
- II. Attendance/Homeowner Forum:
 - a. All board members present.
 - b. Property Manager present.
 - c. Homeowners in attendance: Cindy Gray and Debbie Burks.
 - d. Guest Speaker: Mike Zambriski, GAF Roof Representative.
- III. Approval of Minutes: Motioned by Donna Bir. Second by Tom Amann. Board approved.
- IV. Presentation: Mike Zambriski offered information about his company, what they offer to communities considering roof replacements, and the 25 year guarantees on roof systems to their customers. Presentation took approximately 20 minutes.
- V. Homeowners Forum:
 - a. Concerns about Pond lights and possible issues with the timer.
 - b. Reports on weeds around bushes and lack of seeding in some properties.
 - c. Request to post rules and regulations, as well as minutes, on the website.
- VI. Reports of Officers and Committees:
 - a. President (Scott Elmquist) – None.
 - b. Vice President (Tom Amann) – None.
 - c. Treasurer (Donna Bir) - \$3,400 in the red. Expect to be in the black by the end of the year.
 - d. Secretary (Greg Chandler) – Having computer issues that delay releasing minutes early.
 - e. At-large (Diego Londono) – None.
 - f. Committees – Pool is closed and winterized. Valves were left in.
- VII. Property Manager Report – Nothing to report.
- VIII. Old Business:
 - a. Rules and regulations need final update. Currently under legal review.
 - b. 2022 Budget was approved by the Board unanimously on October 23, 2021.
 - c. Pool umbrellas project on hold until the spring.
 - d. Filling sinkhole around the pool with some dirt.
 - e. About 30 bushes have been identified for replacement. Request quote.
 - f. Too dark around the community at night, perhaps due to trees blocking streetlights. Monitoring.
- IX. New Business:
 - a. A printed message will go out to the community with the budget and reminders to address power washing and/or painting outside of their properties.
 - b. More issues with mailboxes. Considering replacements.
 - c. Board requested to receive itemized information on what the pond inspectors due when they are onsite.
 - d. Hold homeowners accountable with rules and regulations. According to them, homeowners are not to plant plastic flowers outside.

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- X. Adjournment: 7:25 PM
 - XI. Entered Executive at 7:26 PM
 - XII. Exited Executive at 7:53 PM
 - XIII. Adjourned at 7:54 PM
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