

**Southampton at Salem Springs
Board of Directors Meeting
Oct 13, 2020
Southampton at Salem Springs
Open Grass Area**

Board Members Present: Tom Amann, Dave Hill, Cindy Gray, Maggy Telesco, Scott Elmquist via dial-in, and John Candalora, Property Manager

Home Owners Present: 23 home owners present

II. **Home Owner's Forum:** Dana has a a problem with roof rats, and a leak in her attic.

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

IV. **Reports of Officer's & Committee's**

- a. President's Report:
- b. Vice President's Report: Leak in pool house.
- c. Treasurer's Report: \$1,158.70
- d. Member at Large Report: nothing
- e. Secretary's Report: nothing
- f. Committee's Reports: Pond okay and pool leak in bathroom. Seeding and areating will be done this month.

V. **Manager's Report:** Report from Arborist, we have an insect problem with the trees. We don't have a proposal at the moment, they suggested applications of Dormant oil spraying in late fall and Isotox or Malathion to be sprayed early spring. We still don't have a proposal on drainage. John got a message from a realtor that our VA status has been rejected. We have to re-apply for certification. John is trying to have to have someone to give us an estimate for the pool house. It will come out of reserve study. We have not heard from the the mail man about the mailbox that has been taken down. John said that without 51% of owners here we don't have a quorum. John stated the board continues as is, unless there is a resignation.

VI. **Old Business:**

- a. Bulkhead (Hale Bulkheading) – planks on bulkhead are starting to buckle. We are getting someone to give us an estimate.
- b. Drainage – no proposal
- c. Roof Repairs – John to get another roofer to check on repairs.
- d. VA – has been rejected. We have to re-apply for certification.
- e. Pond Contract vote, Tom motioned, second, and approved.

VII. **New Business:**

- a. ARC (Vote) – for a doggy door, motion by David to approve with conditions, three approved, one disapproved and one abstained.
- b. Trees – Insect Treatment, waiting for a second proposal
- c. Mail Box – have not heard from the mail man about the box he knocked over.

We do have an issue with dogs that are off their leash.

VII. **Closing Home Owner Forum:** Sam asked about the drainage issue, we are waiting for the proposal. Three other home owners have a drainage issue. Their houses are will be on the list for next time. A home owner asked about replacing her porch light. Dana said that her flowerbeds have weeds, how often is this addressed. John is going to address this with the landscapers. Homeowner brought up the issue of the Nandina being trimmed each month. He said that Nandina don't need to be trimmed each month. Homeowner suggested we contact Spence Crossing to see if we can use their club house for our next meeting.

IX. **Adjournment:** 6:25 meeting adjourned

X. 6:26 meeting opened by Maggy, for vote on IRS resolution, Tom motioned to approve, Scott second. Meeting Adjourned at 6:27.

X. Executive Session

XI. **Adjournment**