

Approved

**Southampton at Salem Springs
Board of Directors Meeting
September 8, 2020
Southampton at Salem Springs
Common Area**

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

Home Owners Present: 7 home owners were present

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

- II. **Home Owner's Forum:** Donna Bir wants to run for the Board, John explained about our guidelines for the Annual Meeting during Covid. According to guidelines we have to have an in person in meeting. The concern is having a quarm. Chris brought the idea of online software for meeting. John is going to look into it. Scott, is concerned about crabgrass, mail boxes, shutters.

- III. **Approval of Minutes:** from July meeting, Motion to approve by Scott, second, approved.

- IV. **Reports of Officer's & Committee's**
 - a. President's Report: none
 - b. Vice President's Report: none
 - c. Treasurer's Report: **\$1,164.65**
 - d. Member at Large Report: none
 - e. Secretary's Report: none
 - f. Committee's Reports: Pool & Pond – Tom wants to know if we are going to get money back from pool. John said that we are going to get a refund, he does not know how much. Pond – it was completed in 2008, by East Bay Corporation.
Landscape – Truegreen will come out in Jan or Feb spray pre emergent for crabgrass.

- V. **Manager's Report:** Miller Dodson has finished Reserve Study. Rentals – we are at our cap of 11. 1721 has sold so we will be down to 10 rentals.

- VI. **Old Business:**
 - a. Bulkhead (Hale Bulkheading)- in reserve study
 - b. Drainage – we have a proposal for 4 properties, price \$3,700. Motion to approve by Scott, second and approved.
 - c. Trees – David's house, proposal Tarzan to remove cedar trees \$950.00, B&B \$700.00. David wants the cedar trees taken down, Maggy is more concerned about the larger tree behind it. Tom said to go for it with B&B, not sure if this was the motion, not sure if it was second, approved. David is

concerned about a limb that is broken and hanging on City property. He is concerned about it falling on a vehicle

- d. Roof Repairs -
- e. VA – gone to VA for approval process.

Maggy brought up pond maintenance contract, John is going to try to get a cost from Solitude.

VII. New Business:

a. ARC (Vote) – 4332 for cameras, Deb Birks - walkway replaced with different walkway and house powerwashed. Rubin Martinez – install motion sensor light in back, motion cameras in front and back, Dave ok as long as a light does shine on another house. Cooper, storm door not in compliance, approved as long as when replaced it needs to be in compliance. Dave motion to approve all arcs with comments, second and approved.

b. Gutters – screening on gutters, home owner wants screens on gutters but put block at the gutter next to her house. Must put screens on the gutter that both houses share.

c. Growth by Canal – Chris called Army Corp of Engineers about the over growth. We can trim vegetation, but cannot disturb the soil. Chris is going to get an estimate on a brush cutter, someone is going to get an estimate on a dumpster and a chipper. Maggy asked if there is liability – John said that the homeowners would have to sign a liability release. David asked if it called for an ARC form? Maggy said yes, then we have a record.

VII. Closing Home Owner Forum: Donna Bir – the pear trees around the pond needs to be trimmed. Maggy said, an arborist is coming out to look at the pear trees and the wax myrtles. Someone suggested we have a BBQ day if, we have the brush cut back. Chris asked if we are going to have the cracks sealed in the roads. Maggy said it is in the Reserve Study.

IX. Adjournment: 7:20 Tom motioned to adjourn

X. Executive Session

XI. Adjournment