

Southampton at Salem Springs

Board of Directors Meeting

10 January 2023 6:30pm

Salem United Methodist Church (2057 Salem Rd.)

Draft Minutes: January 10, 2023

- I. Executive Session:** Started at 6:00 pm and ended at 6:28 pm
- II. Called to Order:** Kathy called the meeting to order at 6:30pm. All board members (Kathy Robertson, Tom Amann, Donna Bir, Greg Chandler, Leo Batista)
- III. Attendance:** Margaret Telesco, Cindy Grey, Roger Bir, John Robertson
- IV. Homeowner Forum:** Margaret Telesco, ask if the community was going to get the November 2022 Financials? CFM said that he would email the November Financials tomorrow through the TOPS website. Cindy Grey asked if we received a new invoice from MCD GS for the additional flooding issues we had them do? Kathy explained the NO we did not MCD would be covering anything other flooding problems with no additional charge. Roger Bir made a presentation with a Proposal to redo our Southampton at Salem Spring Website. The board and the community heard his proposal and agreed that it was a good solution to what we have now. Kathy motion to vote on the new website Tom seconded. All approved. Donna Bir abstained from voting because Roger Bir is her husband.
- V. Approval of November Draft Minutes** – Greg motioned that the November Draft Board Meeting Minutes be approved. Donna seconded. All approved.
- VI. Reports of Officers**
 - a. President Report** – Moving forward we will be having the executive session 30 minutes before the board meeting. It's all covered in the managers' report and old business.
 - b. Vice President Reports** – Nothing to report
 - c. Treasurer's Report** – As of November 2022 – Southampton at Salem Springs Operation Account: \$45,234.02, Operating Reserves: \$25,448.30, Check Summary Register: \$8447.30 the reason the check register is lower than usual this month is because Nancy the bookkeeper had be out of the office for a few weeks and we would see the increase in checks paid on next month's register. Additional Billing for the month was \$400.00. Regarding the CDs we have, the interest rate is extremely low right now and, they are not earning much interest at this point. when the opportunity presents itself, we will be looking to move some of the CDs to other banks with a better interest rates.
 - d. Member at Large** – The total ARC forms this year have been 16. The board is looking to refine the process for the new year.
 - e. Secretary's Report** – Nothing to report.
- VII. Mangers Report:** Chris Hassell is the New Property Manager for SHSS effective January 1, 2023. **Moving forward Chirs Hassell will be conducting our Board Meeting via ZOOM. This way more people in the community will be able to join in. He will be sending out the information prior to next month Board Meeting on February 14th, 2023, at 6:30.**

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VIII. Old Business:

- a.** McDonalds Garden Center Update: Phase I is complete with a few flooding issues carrying over to Phase II, with no additional charge. Phase II should begin shortly.
- b.** Mailboxes Update from CFM: Mailbox's will start to go in by Spring or when the weather breaks.
- c.** Pavement update: from CFM: We received the evaluation from Parking Lot Maintenance. Chris will need reach out to them to get more clarity on what should be done.
- d.** Roofing Repairs from winter storm: Repairs where completed.
- e.** Changing Collection Attorney's: The board is in the process of making sure we choose the right firm for our community. No decision has been made

IX. Closing Homeowners Forum: Cindy, asked about the drainage rock at her down spout and was wondering if the rock would be put at everyone's downspout, because she liked the way it looked in the neighborhood. She would email Kathy with a picture, for Georgia to review. John Robertson wanted more information on the Parking Lot maintenance solutions and CFM, will be reaching out the PLM, to see what can be done.

X. Adjournment: Kathy made a motion to adjourn the meeting at 7:04 pm Tom seconded. All approved.

XI. Adjournment 7:04 pm

**WE DID NOT HAVE A BOARD MEETING FOR THE MONTH OF
DECEMBER 2022**