

Southampton at Salem Springs

Board of Directors Meeting Minutes

13 February 2023

6:00pm – Executive Session 6:30pm – Board Meeting
Salem United Methodist Church (2057 Salem Rd.)

- I. Executive Session: 6-6:30pm
- II. Meeting Start: 6:32pm
- III. Reports of Officers:
 - a. President Report –
 - i. Ratified Email Votes –
 - 1. Emergency work order for 1724 SEC – Treasurer moved, Secretary seconded.
 - 2. Preliminary Walk Around
 - b. Vice President Report – Result of speaking to School Board on Lighting the bus stop.
 - i. Vice President suggested contacting the School Board or the Public Safety POC to see if we can have the city contribute toward a light at the entrance
 - c. Treasurer’s Report –
 - i. The CD that was at Old Point Bank made \$5,337 during its period.
 - ii. Funds as of : 1/31/24
 - 1. Operating Account: \$41,903.86
 - 2. Operating Reserves: \$29,201.36
 - 3. Replenishing Reserves: \$281,379.89
 - d. Member at Large – NTR.
 - e. Secretary’s Report – Meeting Minutes Approval – treasurer motioned, vice president seconded.
- IV. Managers’ Report:
 - a. The violation walkaround will be conducted March 21st, 2024. The vice president suggested that the community to keep communication with the board of plans toward resolving violations to mitigate second violation notices.
 - b. The board needs clarity on one of the proposals for the pond. No structural fixes were addressed, and we would like to make sure there were not
 - c. Moles and Voles – President will be putting poison down it to get grass back in the yard as there have not been any quotes to fix the problem. Vice President asked about writing up a procedure for homeowners to follow.
 - d. No ARC forms to vote on this month.
 - e. Openings of renter slots will be worked on to be filled.
- V. Old Business:
 - a. New proposals for the work order for 4473 SSW roof proposals were discussed.
 - i. New work order for 4432 SSW roof repair from Ready Roofing. The board would like to use Ready Roofing as a general contractor for the community until their work becomes substandard, secretary made the motion, vice president seconded.
 - b. Drainage issues still going on around the community were discussed.
 - c. The board wants to look at the rules and regulations and the bylaws for revising purposes so that there is more clarification. The board will review the rules and regulations before the next meeting to consider if there needs to be an update. There

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will be a notification put up on the community website. If interested, please contact John Candelora, property manager.

- d. The property manager was still gathering proposals for the moles and voles situation.

VI. New Business:

- a. The board is getting a proposal from Tarzan to take out the rotted tree at 4301 SSW.
- b. Sign Replacements due to stop sign blown down during January's storm. The board has a proposal to replace the street signs and stop sign at the front of the community as there is one down signed from the storm in January. The rest of the signs are wood and rotting. The treasurer made a motion to accept the proposal and for installation price not to exceed \$1400. The vice president seconded. **The board voted 4 to 1 majority to accept the proposal.**
- c. The property manager is going to send out a notification that if homeowners are having problems with their mailboxes.
- d. The board is looking for volunteers to be on a committee to look at updating our rules and regulations and community bylaws. If interested, please contact.
- e. The president and vice president will be creating a process that homeowners can follow to rid of moles and voles that is approved by the board.
- f. The president brought up the subject of the water valve bib from 1724 SEC failing due to the age of the equipment. The community will be affected as all the bibs are the same age. The board will be looking into this further as to what can be done.
- g. The property manager is to get proposal for the broken curb at the front of the community.
- h.

VII. Homeowner Forum:

- a. Attendees
 - i. Deb and Steve Gallo, John Robertson, Mayra Camejo, Beryl Bailey, Sam and Juline Snapp
- b. The question of roof replacement was raised as the timeline is approaching.
- c. The question was raised if we could get a notice when spraying will occur so the community can get a heads up in to order to make sure our windows are closed before.
- d. The property manager will send out the letter from the insurance expert that attended the annual meeting.
- e. The question of drainage issues and landscaping for 4449 SSW was discussed. The vice president and treasurer will follow up.
- f. The question of mailboxes issues was asked.
- g. The question was asked about garbage truck leakage stains on the streets. The property manager will reach out to GFL.

VIII. Adjournment: 7:25pm