

Southampton at Salem Springs

Board of Directors Meeting Minutes

13 March 2024

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

- I. Meeting Start: 6:32pm
- II. Reports of Officers:
- a. President Report –
 - i. No meeting in April 2024
 - ii. Ratified Email Votes –
 - 1. The board voted 4 to 1 on the street signs to follow federal guidelines for street signs, vice president motioned, secretary seconded. Street signs have been ordered they will be metal with black poles. The signs will be white with black lettering.
 - 2. The board voted via email to have from Tarzan to take out the rotted tree at 4301 SSW.
 - 3. Pond Proposal
 - 4. Violation walk around will be held on March 21st.
 - 5. Moles and voles problem is a dead issue.
 - 6. Landscaping – There are three more houses that have small bushes need to be completed then the project will be complete.
 - 7. ARC Forms – 2 ARC form were approved.
 - 8. The azaleas will be sprayed by the end of the month.
 - b. Vice President Report –
 - c. Treasurer’s Report –
 - i. No treasurers report as of 13 March 2024
 - ii. Funds as of :
 - 1. Operating Account: \$29,602.87
 - 2. Operating Reserves: \$29,500.57
 - 3. Replenishing Reserves: \$287,225.44
 - d. Member at Large – NTR.
 - e. Secretary’s Report – Minutes approved for February’s board meeting.
- III. Managers’ Report:
- a. Manager was not present
- IV. Old Business:
- 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 that they are.
 - 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. The president and vice president

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will be creating a process that homeowners can follow to rid of moles and voles that is approved by the board.

- d. 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.**
- e. The property manager is going to send out a notification that if homeowners are having problems with their mailboxes.
- f. 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 John Candelora.
- g. 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.
- h. The property manager is to get proposal for the broken curb at the front of the community.

V. New Business:

- a. Crepe Myrtle Contract – The board voted 4 to 1 to have McDonalds care for the Crepe Myrtles. The treasurer motioned, vice president seconded.
- b. Please do not start any projects until full sign board approval. Signatures on the ARC form must be neighbors that have direct sight of your home.
- c. The landscaping project will be finished with the last visit from TurfMasters.
- d. The president has proposed to do a neighborhood clean up of the border around the community, a dumpster will be ordered to dispose of the waste picked up.
- e. It will be the community's responsibility to replace the water valve bibs that are located outside the units if the issue arises.
- f. The board will move the rules and regulations committee project to later this year.
- g. The vice president will look more into the school light at the entrance to the community.

VI. Homeowner Forum:

- a. Attendees
 - i. Deb and Steve Gallo, Felix Garcia, Beryl Bailey, M Penalonzo
- b. Flowers the homeowner plants in front of their unit, they hold responsibility for replacement and removal of those plants. The community is responsible for the bushes and trees.
- c. 4473 Salem Springs Way – status on roof repair.

VII. Adjournment: 7:16pm Treasurer adjourned, vice president seconded.