

# *Southampton at Salem Springs*

## **Board of Directors Meeting Minutes**

8 May 2024

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

---

- I.** Executive Session: 6:06pm Ended: 6:31pm
- II.** Meeting Start: 6:39pm
- III.** Reports of Officers:
  - a. President Report –
    - i. Ratified Email Votes –
      - 1. 4 Approved ARC Forms
      - 2. 1 Pending ARC Form
  - b. Vice President Report –
    - i. Light at the entrance proposal – VP has not heard back from the city. All the ARC forms are sent to the Vice President and the Property Manager.
    - ii.
  - c. Treasurer’s Report –
    - i. Funds as of: 30 April 2024
      - 1. Operating Account: \$2,376.98
      - 2. Operating Reserves: \$30,111.40
      - 3. Replenishing Reserves: \$297,675.54
    - ii. CDs are doing well.
    - iii. Two umbrellas were bought to replace two broken ones at the pool for \$100 by treasurer.
  - d. Member at Large – NTR.
  - e. Secretary’s Report – Meeting minutes are approved with 3 corrections.
- IV.** Managers’ Report:
  - a. Update about oil spills and calling GFL – Property Manager is working on getting the community credit from the oil spills on the roads.
  - b. The President read the new Policy for Records with CFM that was signed indicating that any enormously detailed and tedious research of records requested from the homeowner will be at the homeowner’s cost and not the communities.
- V.** Old Business:
  - a. Crepe Myrtle Contract
  - b. Neighborhood Clean Up did not happen as some board members felt there was insufficient notice to the community. It is too late in the season to consider as the poison ivy has grown in.
  - c. Rules and Regulations committee project moved to later this year.
  - d. Pond Decking work was completed.
  - e. Broken curb at entrance to community – City came out to take pictures the week of 4/29/24 and states that it is the community’s responsibility to fix.
- VI.** New Business:
  - a. Pool Passes were handed out.

# *Southampton at Salem Springs*

## **Board of Directors Meeting Minutes**

8 May 2024

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

---

- b. Houses in community with doors that face the sun potential alternate front door color are not going to be able to paint them white. Board voted unanimously to not allow alternative paint colors.
- c. Fence perimeter spraying – The board will be getting a quote from Turfmasters on fencer perimeter spraying for all homes in the community.
- d. The last of the fertilizer that was purchased by the President was used this year. The board next year will need to look at getting a quote from the landscaping company.
- e. Turfmasters will no longer be putting limbs or trash on the perimeter. If the homeowners on the perimeter see it happening, please let the board know.
- f. Fountain issues and contract comparisons – It costs \$4k to replace the power unit, it costs \$8k to replace the whole fountain. The board voted 4 to 1 to install a new fountain.
- g. The board asks the homeowners to water plants in front of their houses.
- h. The board voted unanimously to hold a spring picnic on June 29, 2024 at 5:00pm at the pool. Those attending please bring a dish. Friends and family are welcome to join. Please let the board know if the homeowner can attend, total count of your group to attend, and what dish you plan to bring.
- i. Violations letters have been sent out.
- j. The streetlight at 4308 Salem Springs Way is out.
- k. Water bib replacement and underground water issues that it will be the community's responsibility. The board voted unanimously.
- l. Street sign at entrance needs to be taken down or redone for correction to "Salem Road." The Springs Edge Court sign needs to have the tree cut back so that it can be read.
- m. The president has decided to not run for the HOA board next year.
- n. The board needs to put a notification procedure into place for when pesticide will be sprayed. The notice needs to be at least 48 hours in advance according to the Code of Virginia law. Property manager will verify.
- o. The pool will be opening 25 May 24 and closing on 15 September 2024.

### **VII. Homeowner Forum:**

- a. Attendees
  - i. Ruben and Elizabeth Martinez
  - ii. Charlene Davis
  - iii. Teisha and Francis Menard
  - iv. Felix J Garcia
  - v. Tom Amann
  - vi. Mayra Camejo
  - vii. Amy Adams
  - viii. Deb Gallo
  - ix. Roy and Theresa Clemons
  - x. Homeowner of 4477 SSW
- b. Homeowner asked about when the fountain is set to be replaced with concern for mosquito season starting.
- c. One homeowner had a concern about their ARC form.

# *Southampton at Salem Springs*

## **Board of Directors Meeting Minutes**

8 May 2024

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

---

VIII. Adjournment: 7:41pm