

Southampton at Salem Springs

Board of Directors Meeting Minutes

13 August 2024

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

- I.** Executive Session: 5:55pm
- II.** Meeting Start: 6:34pm
- III.** Reports of Officers:
 - a. President Report – Kathy Robertson
 - i. Ratified Email Votes – NTR.
 - 1. ARC forms were approved.
 - b. Vice President Report – NTR. David Hill
 - c. Treasurer’s Report – Donna Bir
 - i. Funds as of: July 2024
 - 1. Operating Account: \$6,633.01
 - 2. Operating Reserves: \$31,036.83
 - 3. Replenishing Reserves: \$180,411.66
 - ii. CDs
 - 1. Opened two new CDs using carryover funds
 - d. Member at Large – Margaret Telesco
 - e. Secretary’s Report – Mary Armbruster
 - i. Meeting minutes approval – Donna motioned, Margaret seconded.
 - ii. Items voted on last session (please see July’s meeting minutes for more details):
 - 1. Maintenance Email votes
 - 2. Meeting minutes approval
- IV.** Managers’ Report: - John Candolaro
 - a. NTR - absent
- V.** Old Business:
 - a. Insurance – pond light
 - b. Electronic voting
 - c. Roof leak – New Contractor
 - d. Contracts
 - e. Dog Pool Day 9-15- 2024 - Must have a sign stating it’s Dog Swim Day!
 - f. Violation walks around follow up completed
- VI.** New Business:
 - a. A proposed alternative to fencing replacement via an ARC form was discussed, alternative solution was denied by the board.
 - b. Donna motioned to use board member’s names in meeting minutes and agenda moving forward. Margaret seconded; the board voted unanimously.
 - c. Margaret motioned to add an email line to the ARC form for easier future contact, Donna seconded, board voted unanimously.
 - d. Dog poop and off leash – Kathy is going to ask John to send out a community reminder.
 - e. Drainage issues

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- i. If the drainage issues are in the backyard or on the pavers that were modified by homeowners, it is their responsibility.
- ii. If the water is coming into the property and the board is

VII. Homeowner Forum:

- a. There is no more budget for the shrubs.
- b. Asked about mulching. Kathy will follow up with landscapers.
- c. Attendees
 - i. John Robertson
 - ii. Marsha Ualey
 - iii. Angie Crecelius
 - iv. Tom Amann
 - v. Beryl Bailey
 - vi. Cindy Gray
 - vii. Deb and Steve Gallo
 - viii. Chris Lagey
 - ix. Felix Garcia

VIII. Adjournment: 7:15pm – Donna motioned; Dave seconded.