

# *Southampton at Salem Springs*

## **Board of Directors Meeting Minutes**

10 September 2024

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

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- I.** Executive Session: 6-6:30pm
- II.** Meeting Start: 6:33pm, called to order by President Kathy
- III.** Reports of Officers:
  - a. President (Kathy Robertson) Report –
    - i. Ratified Email Votes – NTR
  - b. Vice President (David Hill) Report –
    - i. ARC forms – NTR.
  - c. Treasurer’s (Donna Bir) Report –
    - i. Funds as of: August 2024
      - 1. Operating Account: \$5,681.30
      - 2. Operating Reserves: \$31,245,16
      - 3. Replenishing Reserves: \$184,687.16
      - 4. CD’s - \$454,475.71
  - d. Member at Large (Margaret Telesco) – NTR
  - e. Secretary’s (Mary Armbruster) Report – ABSENT
    - i. Meeting minutes approval – Motion made by Donna, seconded by Kathy
- IV.** Manager’s (John Candelora) Report:
  - a. Volunteers needed for Nominating Committee
  - b. Violation walk will be mid-October
- V.** Old Business:
  - a. Fencing
  - b. Email Line on ARC forms
  - c. Dog Pool Day – Margaret made a motion to resend the motion to keep the pool open for additional two weeks and to adjust the motion to close pool on 9/10/24 due to weather and to cancel dog swim day. Donna seconded, passed 3-1
  - d. Contracts –
    - i. Motion made by Margaret to accept Turf Master for landscaping. David seconded. Passed unanimously.
    - ii. Margaret made motion to stay with our insurance company with 20% increase, Donna seconded, passed unanimously.
  - e. Drainage Issues – Lawyers will be consulted and advise us.
- VI.** New Business:
  - a. Water tap issue – Water bibs will be repaired as needed.
  - b. Budget – Budget will be sent out in the mail.
  - c. Oct 29, 2024 is the next meeting to discuss budget and vote on budget.
  - d. November 12, 2024 is Annual meeting to elect new board.
- VII.** Homeowner Forum:
  - a. Attendees

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- i. Beryl Bailey
- ii. Theresa and Roy Clemons
- iii. Deb and Steve Gallo
- iv. Mayra Camejo
- b. Mulch to go down in November
- c. Homeowner wants entrance spruced up with flowers
- d. Question on the Merger of CFM and John stated that letters will be going out to all homeowners with the information.
- e. We will be going back to coupon books
- f. Homeowner asked if there will be an HOA fee increase and the board responded yes.

**VIII.** Adjournment: David made motion to adjourn, Margaret seconded. Passed unanimously.