

Southampton at Salem Springs

<https://southamptonatsalemsprings.org>

Board of Directors Meeting Minutes

10 APRIL 2025

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

I. Meeting Start: 5:58pm.

II. Reports of Officers:

- a. President (David Hill) Report – Not in attendance.
- b. Vice President (Margaret Telesco) Report –
 - i. ARC forms – None.
 - ii. Explained that due to the observation of lent, April's meeting had to be moved to Thursday, but it will be back to Tuesdays starting May.
- c. Treasurer's (Donna Bir) Report – Funds as of: NOTE: There were no financials reports available from CPVA at the time of the meeting.
 - a. Operating Account:
 - b. Operating Reserves:
 - c. Replenishing Reserves:
 - d. CDs total:
- d. Member at Large (Bruce Freeman) Report – Nothing
- e. Secretary's (Mynor Peñalongo) Report –
 - i. Meeting minutes approval – Donna made motion to accept March minutes, Bruce second motion, all in favor.

III. Managers' Report –

- i. Violation walk was completed with the board and violation letters were sent. Next violation walk is in May 2025.
- ii. Pool is in the health inspection process, there will be personnel working on the pool to get it ready for the opening date.

IV. Old Business:

- a. Discussed McDonald's treatment of the Crept Myrtles which was completed on the wrong date as a mistake on their part. McDonalds apologized for their mistake.
- b. Rules and Regulations Review Committee gave an update on the current step on the process. The three members of the committee have reviewed, discussed and are finalizing the final draft. One of the committee members explained how the new R&R format will look, it will be easy to read, and easy to find the information. Once the final draft is complete, it will be email to the community for one final look, then to the community manager's lawyers for review, and finally to the BODs for approval.
- c. Discussed community drain lines that have not been maintain or clean for years. These waters drain lines, approximately four around the community, are clogged and are not allowing the water to run freely. BODs will get vendor quotes to clean or repair these drain lines for review and approval.
- d. Discussed that during the violation walkthrough, overall, the community looks good, and the BODs were very please and thankful for the homes' upkeep. There were not many violations but keep in mind power washing, fences, painting, etc. to continue keep our community looking great. If you got any violations, you got 60 days to fix them.

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- e. During the violation walkthrough, there were eight dead bushes that needs to be replace. A proposal to replace them has been obtained, \$735.00. Donna made motion to accept the proposal, Mynor second motion, all in favor.

V. New Business:

- a. Explained that pool passes will done by the end of the month and will be giving out to the residents at the May's meeting.
- b. BODs are getting quotes regarding a few pine tree branches over homeowner's fences. Once we have three quotes, will discuss and take appropriate action.
- c. Our community ARC form is not up to date. The property manager, Christa, stated that she will update the form and add it to the website for access.
- d. R. Wilcox (Southern Bank) talked to the community regarding a Brokage Account for our SHSS association CDs. He explained the pros and cons and answered questions from the residents. The community thanked him for his time and the decision will be made in the future.

VI. Homeowner Forum:

- a. Attendees
 - i. Roy & Theresa Clemons
 - ii. Deb Gallo
 - iii. Sam & Juline Snapp
 - iv. Beryl Bailey
 - v. Chris Lagey
 - vi. John Robinson
 - vii. Mayra Camejo
 - viii. Ken Rieth
 - ix. Tom Amann
- b. Homeowner asked how much is to put a drain in his property. BOD stated that is about \$150 as per Mr. Morris quote.
- c. Homeowner submitted incorrect violation letters to the BODs that he received from the community property manager. He also stated that he has asked for a letter from the community property manager, with a letter head and signature, stating that these violation letters were all computer errors. He wants to make sure he will not be held accountable for any future errors. Property manager stated that she will send such letter as requested.
- d. Homeowner asked if the Crept Myrtles were going to be trim. BODs stated that it was already decide that they were only going to be trim as need it this year.
- e. Homeowner stated that one of his bushes was dying and if it was one of the eight being replace. BOD stated that his address was not on the list, not to pull the dead bush and they will go look at it and replace it in the fall.
- f. Homeowner asked if minutes have been sent out. BOD explained that minutes are posted on the community website after they are approved. He stated that the website QR code is missing from the front entrance board. BOD stated that will look into it and the community website address will be add to the minutes. He asked if the board meeting is at 6:00pm or 6:30pm. BODs stated that the board meeting has been at 6pm since December 2024 and will continue to be at 6pm.

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- g. Homeowner stated that he is noticing people discarding dead plants, branches, trash, etc. in the ditch. BOD stated that the city owns the ditch, and they have contacted the city regarding the maintenance of the ditch.

- VII. Adjournment: 6:52pm. Motion was made to adjourn regular meeting and to go to executive meeting to discuss contract, violations.
- VIII. Executive Session: 6:57pm.
- IX. Adjournment: 7:53pm.