

Southampton at Salem Springs

<https://southamptonatsalemsprings.org>

Board of Directors Meeting Minutes

10 JUNE 2025

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

I. Meeting Start: 6:00pm.

II. Reports of Officers:

- a. President (David Hill) Report –
 - i. Thanked everyone for being at the meeting. Mentioned that the board is dealing with some issues and the correction of such will be discuss under new business, but the condition of the community is good overall.
- b. Vice President (Margaret Telesco) Report –
 - i. ARC forms – 2 ARC requests approved.
 - a. Homeowner Mathews for awning at backyard. Donna made motion to approved ARC request, Margaret second motion, all in favor.
 - b. Homeowner Clemons for river rocks along fence. Donna made motion to approved ARC request, Margaret second motion, all in favor.
- 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. Member at Large (Bruce Freeman) Report – Nothing
- e. Secretary's (Mynor Peñalanzo) Report –
 - i. Meeting minutes approval – Margaret made motion to accept May's minutes, Donna second motion, all in favor.

III. Managers' Report – Christa, the property manager, was not in attendance. A representative from CPVA showed up later during the meeting.

IV. Old Business:

- a. Rules and Regulation Review Committee is ready to send the final draft to the lawyers for their review and approval before the BODs final vote.
- b. Roto-Rooter plumbing company came to inspect the clogged drain lines, 10 total, that are around the community and have not been maintained throughout the years. They are going to blow them out and insert cameras to check for any cracks in the lines. Total to complete this maintenance is \$1622.00. Margaret made motion to accept the contract from Roto-Rooter, Mynor second motion, all in favor.
- c. After contacting the city regarding the growing vegetation by the ditch, city personnel and Donna walked the ditch line area, the city stated that such area did not belong to the city and such vegetation was inside our community property. The growing vegetation is getting out of control, invading our property, and suffocating community trees that are closed by. After reviewing 3 vendor proposals to remove the vegetation, the BODs and homeowners present at the meeting agree that Poor Folks Landscape will be a better option. Margaret made motion to accept Poor Folks Landscape contract for \$5500.00, Mynor Second motion, all in favor.
- d. Crepe Myrtles were sprayed on the 2nd of June.

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- e. Most of the Pool Passes has been given to the homeowners. If you haven't got yours, contact Donna or Margaret.
- f. BOD stated that during her walk she notices a young girl coming out of her car and met another young girl with a baby inside the pool. BOD did not recognize none of them, so she went inside the pool and requested to see their Pool Passes. Both young girls stated that they did not have a Pool Pass, but they were visiting their grandma and mention her name. BOD continue her walk but then she realized that the name the young girls gave her was from a homeowner that no longer lives in the community. Both young girls were requested to leave the community since they were trespassing. Everyone is required to have a Pool Pass when using the pool area.

V. New Business:

- a. The 5 Feet, 3 Feet, etc. writing at the pool is no longer visible. The Pool company is currently removing and re-painting such stencils this week. City inspectors notified the Pool company about this discrepancy, and it is required to pass city inspection.
- b. BODs clarified that the pool does not have an opening time. It's usually when the pool contractors come in the morning to check the water of the pool.
- c. 4308 SSW roof vent is leaning and is not attached to the roof. Homeowner is requesting to be repair before it starts to leak water inside the home. BOD will forward all the information to the property manager for action.
- d. David (BOD president) stated that the board is having problems with CPVA Management for some time now. Poor communication, no follow-ups, missing deadlines, decline in community service, and poor management from CPVA has created a lot of extra work for the board. Because of these ongoing multiple issues with CPVA and multiple attempts to communicate with CPVA top management to correct or work such issues, the BODs have contacted another community management company. BODs have meet with UPA Management Company and reviewed their services and contract. UPA Management Company is cheaper than CPVA and offers better and more services. Margaret made motion to accept UPA Management Company with a 12-month contract, and for 60 days' notice to be giving to CPVA management, including certified mail, Donna second motion, all in favor.

VI. Homeowner Forum:

- a. Attendees
 - i. John Robinson
 - ii. Roy & Theresa Clemons
 - iii. Roger Bir
 - iv. Tom Amann
- b. Homeowner asked if the grass was cut last week. His front yard grass looks like it has not been cut. BOD stated that the landscapers were cutting the grass but maybe they miss his home or because it has been raining a lot lately it grows quick. BOD will follow up with the landscapers.

VII. Adjournment: 6:39pm. Donna made motion to adjourned business meeting and to go to executive meeting to discuss contracts. Margaret second motion, all in favor.

VIII. Executive Session: 6:43pm.

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IX. Adjournment: 7:04pm.