

Southampton at Salem Springs

<https://southamptonatsalemsprings.org>

Board of Directors Meeting Minutes

14 October 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 – Not in attendance.
 - b. Vice President (Margaret Telesco) Report –
 - i. ARC forms – None.
 - c. Treasurer's (Donna Bir) Report – There is nothing to report.
 - i. Funds as of:
 - a. Operating Account:
 - b. Operating Reserves:
 - c. Replenishing Reserves:
 - d. Member at Large (Bruce Freeman) Report – Nothing to report.
 - e. Secretary's (Mynor Peñalozzo) Report –
 - i. Meeting minutes approval – Bruce made motion to accept September's Minutes, Mynor second motion, all in favor.
- III. Managers' Report –
 - i. The operating replacement reserves accounts are properly budgeted for the year.
 - ii. Five CDs are due to mature in the next 60 days.
 - iii. There are 19 delinquencies accounts totaling \$16,000.
 - iv. Bids and proposals: management received 4 for trimming of the myrtles, and 2 for landscaping companies.
 - v. Nothing to report currently regarding building maintenance.
 - vi. All contracts are currently the same as mentioned in prior meeting.
- IV. Old Business:
 - a. The nominating committee. Three people have volunteered to be on the committee: Roy Clemons, Marcia Utley, and Felix Garcia.
 - b. The board decided at last meeting to crop all the Crepe Myrtles trees in the community. This decision is financially better for the community. Will vote on the contract in a moment.
 - c. The new ARC form is available in the community website.
 - d. Home violations were completed on September 19th, and the property manager will conduct one in October.
 - e. Still waiting on more landscaping proposals before the board can make the final vote. Will meet with the current landscaping company to raise a few current concerns around the community.
 - f. After reviewing proposals from companies to trim the Crepe Myrtles, McDonalds company is the best options for our community. They have submitted to crop all the Crepe Myrtles around the community. Mynor made motion to accept McDonalds Landscaping company proposal, Bruce second motion, all in favor.
 - g. After discussing the guidelines for the windows, Bruce made motion to accept the guidelines, Mynor second motion, all in favor.
 - h. After discussing the 2026 pool contract, Mynor made motion to accept the pool contract, Bruce second motion, all in favor.

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V. New Business:

- a. The community income taxes have been completed and sent.

VI. Homeowner Forum:

- a. Attendees:
 - i. Beryl Bailey
 - ii. Chris Lagey
 - iii. Tom Amann
 - iv. Roy & Theresa Clemons
 - v. Deb Gallo
- b. Homeowner asked to know more about the proxy forms. Board explained how it works and that it will be discuss more during the executive session.
- c. Homeowner asked why the board would like to crop the Crepe Myrtles earlier than February which is against the landscaping professional's recommendation. The BODs stated that the early cropping was a suggestion to the Landscaping company since branches are hitting some homes' windows. The homeowner also stated that in the prior meeting, he informed the board that both pool bathroom doors need to be replaced, but he hasn't seeing that under "new business". The board responded that such item will be recommend during the spring, after reviewing next year's budget.
- d. Homeowner stated a lot of small tree limbs are down behind her home because of the recent winds. The board stated they are aware of the recent winds and all the tree debris throughout the community. The board is in contact with the landscaping company for their next available day to come and clean the community.
- e. Homeowner asked if the HOA would pay for any damage window's screen due to the Crepe Myrtle branches being long and hitting them. The board stated that it's the homeowner's responsibility to replace the damage window screens since it was agreed by the board and the community to not to trim the Crepe Myrtle trees during the early spring meeting to save money.

VII. Adjournment: 6:25pm. Margaret made motion to adjourned business meeting and to go to executive session.

VIII. Executive Session: 6:29pm.

IX. Adjournment: 7:28pm.