

SPRINGFIELD HOMEOWNERS ASSOCIATION
Board of Directors Business Meeting
5/14/2024

Called to Order 1:05p.m.
Meeting Adjourned 3:33p.m.
Location: 334 Chastain Ct.

BOARD OFFICERS PRESENT: Anne Marie Grimmer-President; Gary Ofenloch-Vice President; Ruth Mellon-Treasurer; Jim Montgomery-Secretary; Carole Roberts, Thomas Houlihan, Frank Saunders- Members At Large

BOARD OFFICERS ABSENT: None

COMMITTEE HEADS PRESENT: Gray Ransom-Finance, Rich Shanaman-Beautification, Robert Nasto/Carole Roberts-Pool, Doug Ellison-ACC, Helena Steere-Social Co-Chair, Becky Saunders-Social Co-Chair, Margaret Ransom-Welcome

COMMITTEE HEADS ABSENT: Barbara Smullen-Website

GUESTS: Jackie Shanaman, Bill McCarthy

MEETING MINUTES

Meeting called to order at 1:05p.m. by Board President Anne Marie Grimmer

OLD BUSINESS

AGENDA ITEMS	DISCUSSION	ACTION
MINUTES	Minutes from April 9, 2024 Minutes from April 20, 2024	Approved by vote 7-0 Approved by vote 7-0
Attorney Meeting about 201 Covey Point	Meeting lasted over 2 hours and invoice billed for half hour for \$180 Attorney advised we need to wait before we can force a sale and it is expensive.	Invoice paid Noted
201 Covey Point ACC Violations	33 days since notice was sent. Abatement approved. Shed Removal: Anne Marie Grimmer, Carole Roberts are spearheading volunteers Doug Ellison volunteered to remove shed. Shed scheduled for removal at 10 a.m. May 23, 2024 Power washing: No electricity or water at property. Will outsource power washing. Vendor is being sought. Gray Ransom is keeping track of all related expenses for 201 Covey Point.	Noted Noted Item tabled Noted
327 Chastain Court Fence, yard maintenance	The fence has been removed. The property is now compliant with ACC Guidelines concerning fences on the lake. Thanks to the owners for bringing their property to compliancy with the help of their neighbors (Doug Ellison, Kevin Gendron, Tom	Noted

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	Houlihan). Property is now in compliance.	Noted
Towing	Service Agreement reached with Precision Towing and Recovery Service. Contract Presented. Contract must be updated yearly with current president and vice-president names New signage was provided by the towing company. Doug Ellison installed new signage. Thanks Doug.	Noted Filed Noted Noted
Board Policies	<p>FINANCE POLICY</p> <p>DONATIONS No Cash Donations accepted.</p> <p>REIMBURSEMENT</p> <p>Receipt for Reimbursement:</p> <p>Original receipt must be presented to Gray Ransom-Finance Chair, No exceptions. Whenever possible receipts should only have HOA purchases, no personal items. Committee Chairs need to approve purchases from their budget.</p> <p>Gray Ransom presented a concern for reimbursement for printer ink as we don't have a dedicated HOA printer. Anne Marie Grimmer and Gray Ransom will work on a policy to present at the next meeting.</p> <p>NON-COMPLIANCE WITH ACC GUIDELINE COMPLAINTS</p> <p>Must be in writing and needs to include the address where violation exists. Must be signed and dated. Identity of the complainant will be confidential.</p> <p>Complaints not in writing: Must be made at an open board meeting. Must include address where violation exists. Confidentiality will not be guaranteed. The Secretary will record the complaint noting address and nature of complaint for action. The person making the complaint will be recorded as "community member". Their name will not be recorded</p>	<p>Noted</p> <p>Noted Noted Noted</p> <p>Tabled for next meeting</p> <p>Noted Noted Noted</p> <p>Noted Noted</p>
Video Footage	Due to limited retention period of video any homeowner that has an incident or concern needing video should contact Ruth Mellon, Gary Ofenloch, or Frank Saunders to get access to video as quickly as possible	Noted
Flagpole at Pool	Flagpole was donated by Bob and Carole Tabor. Bob and Carole Tabor have also agreed to provide flags.	Noted Noted

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	The Board thanks Bob and Carole Tabor for their generous donation. Doug Ellison installed and repaired the flagpole.	Noted Noted
	The Board thanked Doug Ellison for his work.	Noted
Records	Ruth Mellon, Margaret Ransom, and Tom and Barbara Houlihan organized records. 2003-2015 Minutes, Audits Maintained and placed in a binder. 2016-Present Minutes, Audits maintained and placed in a binder. Extraneous material not required to be maintained will be destroyed. Several destruction options presented (burning, shredding). Gray Ransom made a motion to hire a shredding company to destroy records based on the accumulated volume of records. Jim Montgomery will obtain records for destruction from Ruth Mellon and take records for destruction.	Noted Noted Noted Noted Noted Motion carried by vote 7-0. Noted
Security Alert Video Sign at Mail Center	Location of sign placement was discussed. Placement on center pillar was agreed upon. Due to pillars being covered in vinyl, Jim Montgomery affixed sign to center pillar using an exterior grade double stick tape provided by Ruth Mellon. This will be monitored and if needed screws will be added.	Noted Noted
NEW BUSINESS		
Bill McCarthy presented issues with people trespassing to fish	Homeowners' property extends to the bank. Common property is the lake. Anyone fishing without homeowner permission can be charged with trespassing. Since they are attempting to take resources the notice requirement is not required. Homeowners advised to call 911 Letter to Homeowners drafted. Posted on bulletin board at mail center.	Noted Noted Noted Noted
Beautification Committee Chairperson	Rich Shanaman has agreed to chair the Beautification Committee.	Thank you, Rich
Distribution of ACC Guidelines	ACC Guidelines are posted on the Springfield HOA website: https://www.springfield2015hoa.com/Site/2024_ACC_Guidelines Covenants are posted on the Springfield HOA website: https://www.springfield2015hoa.com/Site/2023_Springfield_HOA_Covenants.html Anyone unable to access the websites or unable to print a copy can contact any Board Officer.	Noted Noted Noted
Mail Center	Box numbers missing and not alike. Key tags for package boxes are hard to read. Boxes need cleaning. The cleaning of the mail center had already been done. Ruth Mellon is spearheading updating box numbers and getting new key tags for	Noted Approved by

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	package boxes. Box numbers will remain the same.	vote 7-0.
Pool facility doorknobs	Doorknobs are corroded and not keyed alike. Robert Nasto to get pricing of replacement knobs	Tabled
Official Notifications	Will be emailed and posted on bulletin board. Hand delivery will end.	Noted
COMMITTEE REPORTS		
COMMITTEE	DISCUSSION	ACTION
ACC	<p>Doug Ellison submitted report on homeowner projects status.</p> <p>Home Improvements as of 4/9/2024:</p> <p>1108 Lampwick Lane: Replace 3 existing windows and patio door, no change in color or design. Approved 3/25/2024, no final inspection completed</p> <p>316 Chastain Ct.: Install hot tub on existing rear patio. Approved 4/2/2024. No final inspection completed.</p> <p>333 Chastain Ct.: Replace deck rails and post on the deck in the backyard. Approved 4/5/2024. Final inspection completed 4/18/2024</p> <p>1155 Lampwick Lane: New concrete driveway and walkways. Approved 4/12/2024, No final inspection completed</p> <p>1081 Vestry Dr.: Replace vinyl siding and veneer front of house with stone. Approved 3/11/2024, Final Inspection not completed</p> <p>Home Improvements as of 5/9/2024:</p> <p>1081 Vestry Dr. Final Inspection 5/9/2024 by Doug Ellison</p> <p>Doug Ellison provided updated cost estimate to replace white stone beds at mail center with exposed aggregate. Estimate: Sand \$84.32, pea gravel \$59.76, Cement \$65.00. Total \$209.08. Not more than \$220.00 and could be less if unused supplies are returned. Rich Shanaman reviewing, awaiting his approval to proceed</p>	<p>Report filed</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Tabled</p>
Beautification	<p>Rich Shanaman submitted committee report orally and sent electronically.</p> <p>Thanks to Karen Morello for new plants at pool and mailbox areas.</p> <p>Front entry sign flower beds were cleaned and planted with new perennials and annuals. Thanks to Karen Morello and John</p> <p>Spent \$216.12 from Beautification budget</p> <p>Rich Shanaman is taking over responsibility for sprinkler system from Robert Nasto.</p> <p>Reduced sprinkler time from 20 to 15 minutes and will monitor and adjust if needed.</p> <p>Memorial Day Decorations will go up May 23 to July 6</p>	<p>Noted and Filed</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>

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	Using pine straw instead of bark mulch was discussed. The Board did not want to use pine straw for various reasons.	Noted
		Noted
Covenants/Bylaws	Carole Roberts nothing to report.	Noted
Finance	Gray Ransom submitted April's Financial report	Report Accepted, Filed
Food Drive	Barbara Houlihan and Margaret Ransom reported date change for upcoming food drive due to community scheduling conflict. June 7 th bags will be handed out June 14 th bags will be picked up Food Drive is for Back Pack Buddies If you don't want to participate contact Barbara Houlihan or Margaret Ransom	Noted Noted Noted Noted Noted
Pool	Bob Nasto reported missing net has been replaced.	Noted
Social	Becky Saunders and Helena Steere reported: 30 attended cornhole tournament event. 20 attended Wednesday Wakeup Book exchange was held. Excess books taken to Surfside Library Next Wednesday Wake-Up June 5 th May 25 th Memorial Day Hot Dog Extravaganza with May 26 th as rain date Becky Saunders sent report electronically	Noted Noted Noted Noted Noted Filed
Welcome	Margaret Ransom reported on welcome packets delivered to new members. 1109 Lampwick Lane: Sean Blake and Mary Romoshan 200 Covey Point: John and Bobbi Pate 1088 Vestry Dr.: Bill and Amy Triplett Welcome to our new neighbors	Noted Noted
Website	Nothing reported	Noted
NEXT MEETING: Will be Tuesday, June 11 th , 2024, at 1 p.m. LOCATION: Pool, weather permitting.		
Motion to adjourn was made, seconded. Motion carried 7-0. Meeting adjourned at 3:33p.m.		