

Spring Ridge Conservancy Regular Meeting Minutes

August 15, 2017 @ 7:00 p.m. in the Visitor Center

Board Members Present:

April Rashell, President
Fred Schumacher, Secretary
Bryant Meldrum, Treasurer
Marie Ayton, Member At-Large

Others:

Victor Rocha, PMP
Joe Rzepka, Finance Committee
Lauren Stanczyk, Rec Committee
Liz Van Brunt, Recording Secretary

Absent

Karen Ritter, Vice President

See sign in sheet for owner attendance

I. CALL MEETING TO ORDER AND APPROVAL OF AGENDA

Meeting called to order at 7:00 p.m.

Motion to approve the Agenda. Fred/Marie Vote: 4/0/0

II. GENERAL COMMUNITY ISSUES

High Sierra Pool – Hristo reported that the pool has been running well. Many of the troublesome kids are not coming to the pool anymore. Attendance is down, which is normal for August.

Committee Reports

Sharks Swim Team – the season is over. It went very well.

Pool Committee – a report was sent in from their last meeting.

Recreation Committee – Lauren Stanczyk reported they are preparing for the soccer season and will be using FISC on Thursday nights, with games on Saturdays on the SR soccer field. There are 45 registrants and the season starts the second week of September. A few people wanted to sign up after the deadline. Registration was three weeks online. The Yard Sale is September 23rd from 8-12 and will have some security to handle the traffic issues that come up. The officer can help be sure people park in the appropriate places rather than on the Parkway. The Rec Committee representative is there just to help people go to their assigned spots in the Visitor's Center parking lot.

Finance Committee – Joe Rzepka reported that the IRS refund check finally came in from the Sharks return. There was a Sharks' receivable that has now been covered. There does seem to be an incorrect journal entry by PMP. All the other reports look good. Morgan Stanley offered that deposits they receive in the next two months could be put in a short term promotional CD at a very good rate. The board could increase the amount of deposits although the time frame makes it not necessarily worth the effort. The committee has a new member.

Resident Forum

The Ails are disputing fine letters. A neighbor complains about their dog and cat frequently. The dogs are within an invisible fence. There is a camera that captured the complaining neighbor throwing dog waste on their cars. The police were called. Recently, every time the neighbor complains a PMP fine letter is sent to the Ails. The board reviewed the letters since they have not seen the issue about the cat. Complaints are made about a cat and its waste but their cat is mainly an indoor cat with a litter box. This neighbor complains about many neighbors. This issue was last discussed at the December 20, 2016 meeting.

A homeowner on Bellhaven explained how the birch trees near his house have such a wide, shallow root structure, which encroaches on his property that nothing grows back there since it stays so wet, has shallow dirt and is dark. He would like to sell his house but the backyard is so poor and there's no good way of fixing it with the trees there. It was suggested that once the trees are removed the homeowner could have the roots removed or wait for them to die out.

III. ASSOCIATION BUSINESS MEETING

A. Review of Minutes from the April 18, 2017 meetings.

Motion to approve the minutes from the July 18, 2017 Regular Meeting as presented.

Bryant/Fred Vote: 4/0/0

Motion to approve the minutes from the July 18, 2017 Closed Session as presented.

Bryant/Fred Vote: 4/0/0

IV. MANAGEMENT REPORT

A. Security Patrol

There were many warnings given out. That is common in the summer.

B. Concrete Work

Much of the work is done, but weather slowed it more than expected.

C. Annual Meeting

The annual meeting is scheduled for November 2nd. The call for nomination letter will be postmarked by September 1st. Fred Schumacher's term expires November 2nd and he has volunteered to run again.

D. Bank Account

There are no current committee members listed on the bank accounts for the Pool or Recreation Committees. Management should be on the account. Victor will sign the signature card.

E. Newport Court

Management will now proceed to assign parking at Newport Court and pay the streetlight electric bills.

F. Pleasant Developments

Negotiations are still going on about the correct billing date for their dues. The contract states the date of annexation. If there is a break in dues payment they would lose the annexation.

V. ACTION ITEMS

A. Parking Pine Ridge Terrace Request

Management received an email from a homeowner requesting that the type of parking markings and numbering be changed at Pine Ridge Terrace. Currently the parking line separations are short, one foot in length, marks and the numbering for assigned parking is two numbers painted on the curbside in a black box. The homeowner is requesting full length parking separation lines with the numbers painted on the road in each parking spot instead of curbside and that the assigned parking numbering be changed to correspond to each address. Except for the commercial parking areas, no parking area in Spring Ridge has this type of scheme

The cost to maintain what is in existence is about \$216. To do the longer lines will cost approximately \$492.

Motion to reject the request to extend the parking lines and leave them consistent with the rest of the community. Bryant/Marie Vote: 4/0/0

B. Dog Stations Installation Request

A homeowner requested that dog stations be installed at all main street sidewalk intersections. We are looking at possibly between 10-20 dog stations. The community would have to hire a contractor to maintain the stations. The board discussed the realities of having and not having these stations. There are many trash cans around the neighborhood. This topic has come up every now and then. Doodie Calls has presented to the board and could be asked back to talk about their various levels of service.

Tabled until costs are collected.

C. 2016 Audit

The auditors have completed the audit for the year ending 2016. The Finance Committee has received a copy. There were some adjusting general entries and a board member will need to sign off. They prepared a standard Representation letter that needs signed by both the Board and Management.

Motion to accept the draft audit and sign the representation letter. Bryant/Marie
Vote: 4/0/0

D. Lifeguard Bonuses

The budget has money allocated for this each year. Some discussion of the amount allocated for lifeguard bonuses.

Motion to approve \$3500 for lifeguard bonuses and have Victor distribute that per his discretion.
Bryant/Fred Vote: 4/0/0

E. Budget Workshop

Management suggests September 14th, 2017 at 6:00 p.m. for the budget workshop and will have pizza and salad from J&P.

Motion to hold the budget workshop on September 14th, 2017 at 6:00 p.m.
Bryant/Marie Vote: 4/0/0

F. Tree Work at Bellhaven Court

The common area trees behind the townhouse section at Bellhaven Court are overgrown and encroaching into resident's backyards. Some trees are too big (4+) and will need to be removed. Management asked Arborstone to give a proposal to address this problem. The cost to do the work would be \$4,800, which does not include stump grinding. Arborstone mentioned they could remove the nearby split rail fence around the SWM pond that is falling apart while they are in the area.

Motion to approve Arborstone to cut the trees for \$4,800; and to get a price for stump grinding.
Bryant/Marie Vote: 4/0/0

G. New Playground Equipment

The playground at Baldrige Terrace is old, in very bad condition and it needs to be replaced. Management asked Playground Specialists to provide a proposal for replacement. They submitted two proposals: \$45,084.56 and \$52,823.62. This is a reserve expense. This space accommodates a large number of homes. The board would like a nice playground here since this is the first replacement. Installation wouldn't be until spring 2018. A Playground Specialists representative could be invited to the next board meeting. A covered picnic table might be a good addition.

Tabled until Karen is in attendance as she has good input on playground equipment.

Action: Victor will provide the specs on the last playground SRC bought.

H. Write-Off for 8828 Briarcliff Lane

The write-off amount is \$300 because the attorney cannot collect that amount.

Motion to write off the \$300 at 8828 Briarcliff Lane. Bryant/Fred Vote: 4/0/0

I. Waive Late Fees Request

6142 Pinecrest Lane: Management received a request from the homeowner that their late fees be waived and he will pay the missing payment. These 10 (about \$110) late fees were caused by missing one payment on May 2016 and has since had a rolling balance plus late fees. It looks like they pay every month. The system does not inform homeowners of missed payments or accruing late fees.

Motion to waive the late fees for 6142 Pinecrest Lane. Fred/Bryant Vote: 4/0/0

J. Ails Violation Fines

There are many complaints coming from the neighbor. There is no way to prove what is taking place. The board suggests holding the fine in abeyance. The Ails' fines will be removed and the fine letter revoked.

Motion to remove fines and revoke the fine letter for 6409 Barrington Drive.

Fred/Bryant Vote: 4/0/0

K. Promotional CD

There is a higher rate, short term CD available this fall that the Finance Committee recommends purchasing. 11 mo. @ 1.9%

Motion to have the \$58,700 (normal monthly contributions from September and October) be invested in an 11 month, 1.9% promotional CD. Marie/Bryant

Vote: 4/0/0

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Liz Van Brunt
Recording Secretary