

Spring Ridge Conservancy Regular Meeting Minutes

September 18, 2018 @ 7:00 p.m. in the Visitor Center

Board Members Present:

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

Others:

Victor Rocha, PMP Manager
Nadena Mowry, PMP Asst Manager
Vinny Perella, PMP Project Manager
Ed Thomas, PMP Management
Bryan Kenny, PGC Landscape
Liz Van Brunt, Recording Secretary
Lauren Stanczyk, Rec Committee
Scott Petrie, Wetland Solutions, Inc.
Dustin Prievo, Deer Mitigation
Joe W., Pool Committee
See sign in sheet for owner attendance

I. CALL MEETING TO ORDER AND APPROVAL OF AGENDA

Meeting called to order at 6:58 p.m.

Motion to approve the Agenda. Karen/Bryant Vote: 5/0/0

II. GENERAL COMMUNITY ISSUES

PGC Landscaping – Bryan Kenny tree pruning will be reviewed and started. Tree replacement will happen in October. The board appreciated the monthly work status reports.

Wetland Solutions, Inc. – Scott Petrie and Robby Miller shared details of their proposal to solve the Claridge Drive erosion issues. A separate contractor would need to be hired to implement the work. The timeline would be about one year including survey, permitting and construction. There are some hazardous trees that could be removed in the short term. The other option is to apply to have the state correct all of the streams in the community. There are over 12,000 linear feet of streams in the neighborhood. The timeline would be much longer before work could begin. There are many properties that are affected. A meeting would need to be set up in the next month with the state. The water run off on neighbor properties often affects adjoining neighbors which is a separate issue.

The drainage system work on the upper side of Bannister Drive is done. After the recent rain they realized they need to raise the inlet a little more in order to fully correct the problem. The work for the lower side of Bannister Drive is ready to begin and doesn't need permitting. A similar solution has been proposed.

Scott clarified what the routine maintenance contract covers, which includes quarterly mowings and inspections. For any non-routine maintenance, such as excess sediment, cracked structures, etc., proposals are submitted.

PMP Management – Ed Thomas spoke about a new communications product they offer that allows communication directly with the residents/homeowners for pool closures, plowing and other emergency or non-emergency notices. There are over five languages that can be utilized. It is about 30 cents per unit per month. The condos could pay from their budget. The board is interested in having the other technology running better before investing in new tech-based communication tools. The pool check-in equipment needs to work more quickly. The board would like to hear how the implementation goes with other communities for a year first.

Deer Mitigation – Dustin Priervo spoke about how they plan to mitigate the deer this fall. They use some trail cameras to find the high traffic trails. They only use archery and tree stands. All hunters are licensed and they follow the safety restrictions. All are fully qualified. All the arrows have serial numbers so if any are found they can be identified. Any unmarked arrows would not be from Dustin's crew.

Committee Reports

Recreation Committee – Lauren Stanczyk requested approval for some events. November 30 would be a Mister John concert from 6:30-7:30 p.m. and December 8 from 9-11 a.m. for breakfast with Santa. The Boo Bash has 27 registrants with a month to go. That is higher than this point in time last year. The Yard Sale went fine although it rained a little. Any cancellations would be posted on the website, the unofficial Facebook page or the electronic sign. The soccer league went a little over budget due to the need for new goals. The cost can be covered from other line items in the Recreation budget. There was some discussion of a policy to handle difficult situations, coach responsibilities and decision making authority when it involves Recreation Committee team sports.

Pool Committee – Joe W. expressed understanding of the communication breakdowns over the summer. The Committee is larger which will help. The past adult parties have charged a cover charge which shifts the liability to the participants rather than it being with the HOA. The board explained some of various issues that need to be addressed for next year's pool events, including dates, meeting representation and pool rules. The Committee will consider which days it holds holiday parties to help with attendance. The food trucks will be reevaluated for next season. To address the music issues it might make sense to move the speakers to new areas. The Pool Committee will be invited to the pool season/rule board meeting in January/February. An ice maker at the pool is being researched for next year.

Action: PMP will invite the Pool Committee to the board meetings that involved pool rule decisions next year.

Resident Forum

A resident on Spring Forest has a lot of drainage issues. There is a drain pipe that is made of wood and needs replaced. This is on management's list of issues to resolve.

III. ASSOCIATION BUSINESS MEETING

A. Review of Minutes from the August 21, 2018 regular meeting.

Motion to approve the minutes from the August 21, 2018 regular meeting as is. Bryant/Fred

Vote: 5/0/0

IV. MANAGEMENT REPORT

A. Extra Duty Patrol

The severity of the reported issues has moved upwards a notch.

B. Annual Meeting

The Annual Meeting is scheduled for Thursday, November 1, 2018. The call for nomination letter was postmarked by August 29. April Rashell's and Marie Ayton's terms expire November 2.

C. Concrete Work

Sidewalk concrete work is ongoing at the townhouse sections but has yet to start at the single-family homes. Asphalt replacement and repair at the townhouses areas are also still ongoing. Sealcoating should happen October 1. Rain has delayed some of the work. There is a punch list of items to be repaired.

Also, and for the Community records, the Board approved unanimously via email an extra \$8,020 for curb and sidewalk correction on Baldrige Circle.

D. Pool Matters

This year the video pool coverage was a good tool and reviewed about once a week to view a variety of issues. Overall problems have declined significantly since the installation of the cameras.

E. Storm Water Drainage Problem

Management received an email from a homeowner at Fleetwood Way concerning the water drainage problems from Quinn Road that affects their property every storm. They are seeking HOA help in resolving this issue. The county was involved at one point. This area was discussed in the minutes from April, May, June and September 2016.

Action: Management will look into the matter further and report back to the board.

V. ACTION ITEMS

A. Bulk Trash

Fall Bulk Trash date is set for Saturday, October 6.

Motion to approve the date of October 6 for bulk trash pickup.

Karen/Fred

Vote: 5/0/0

B. Debt Payment Request

A homeowner has asked the Association's Attorney David Grove if she could pay \$100 dollars a month towards paying her judgement. She made a payment of \$400 dollars and she now owes \$1,247.78 in assessments and other legal fees. She will still have to pay the HOA assessments due every month separate from this amount.

Motion to approve the payment plan as proposed by the homeowner, as well as her keeping up with the monthly assessments. Fred/Karen Vote: 5/0/0

C. Trick or Treating

Halloween is Wednesday, October 31 this year. In previous years there has been some discussion about moving trick-or-treat to the Saturday before Halloween when Halloween falls during the school week. Trick-or-treat is from 6-8 p.m.

Motion to keep the trick or treating on October 31. Karen/Marie Vote: 5/0/0

D. PMP Staff Bonuses for 2018

The board discussed bonuses and suggested Victor \$2,500, Nadena \$2,000, Vinny \$1,500, Carmen \$350, and Leslie \$150 – if she stays through the end of the year. All checks will be cut in October except Leslie’s.

Motion to approve the staff bonuses for 2018 as Victor \$2,500, Nadena \$2,000, Vinny \$1,500, Carmen \$350, and Leslie \$150 – if she stays through the end of the year. All checks will be cut in October except Leslie’s which will be cut in December.
Karen/Marie Vote: 5/0/0

E. Stream and Drainage Corrections at Claridge Dr. North

Wetland Solutions has submitted a proposal to address the stream erosion at Claridge Drive North right behind Hawkins Court North. The stream is eroding the hillside of Hawkins Court North and it needs to be corrected. The proposal for the initial permits, licenses and engineering studies/evaluation will cost \$99,700.00

Tabled until October to study this option and the alternate option suggested by Wetland Solutions of a state program to do the work.

F. Easement Drainage Work at the Lower Side of Bannister Drive

Wetland Solutions has submitted a proposal to address water drainage issues on the lower side of the storm water easement from 6361 towards 6357 Bannister Drive. Work was completed on the upper side of the easement area. The proposal covers the initial engineering drainage evaluation for \$3,000 and a drainage system installation not to exceed \$31,000. Vinny will verify with Wetland Solutions that this work is not to improve work they already did and that it will be a permanent fix.

Motion to approve the initial engineering drainage evaluation for \$3,000 on the lower side of Bannister Drive. Karen/Bryant Vote: 5/0/0

G. Spring Ridge Elementary School PTA Community Sponsorship Request

Management received a request from the Spring Ridge Elementary PTA asking for a donation from the Community to help fund their student programs/activities. The community supports the PTA in many other ways such as their Fun Runs, announcements

in the newsletter, etc. There are many schools for Spring Ridge residents and this would set a precedent of using the community funds to support another organization financially.

Motion to deny the request because we support the PTA in multiple other ways.

Bryant/Fred Vote: 4/0/1 Karen abstained

H. Probable Cause

From time to time, residents will refuse to correct a violation on their property. Regardless of the multiple letters that management sent them, no correction efforts are made. Below are two such cases where the residents have neglected to respond to the multiple letters, including the standard "Cease and Desist" letter that are required to be mailed. Normally the Board gives them a specific amount of time to resolve the issue, for example 15 days, but if the issue is not resolved a \$50 fine will be imposed then \$10 each day thereafter.

6401 Fairbanks Ln. – the issues are: net hung over garage door, picnic table and swing need stored in rear yard, window treatments are pink but the backing needs to be white/off-white.

Motion to go forward with the probable cause fines at 6401 Fairbanks Lane.

Bryant/Karen Vote: 5/0/0

9521 Belhaven Court - the issues are: Weeds need removed from front/rear yard including flower beds and around tree, grass needs mowed front and back (it is very long), rear yard looking unkempt. The house is in collections.

Motion to go forward with probable cause fines at 9521 Belhaven Court and to apply self-help thereafter.

Karen/Marie Vote: 5/0/0

I. Recreation Committee Events

November 30 is a Mister John concert from 6:30-7:30 p.m. and December 8 from 9-11 a.m. for breakfast with Santa. Both would be in the Visitors' Center

Motion to approve the Recreation Committee's proposed dates for the November and December events.

Bryant/Karen Vote: 5/0/0

J. PMP Management Community Communication Tool

The board discussed the various reasons such communications might need to be sent out to the community. The board has had issues with some of the tech solutions that PMP has offered. The pool registration has a dedicated internet line so it should be faster than it is.

Tabled until other communities have used the system for a year to see how well it works.

K. Mold in the Visitor's Center

There is mold on some walls in the main meeting room and the kitchen. Victor is getting proposals for remediation. Work needs done when there are the fewest meetings which probably will be December.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:25 p.m.

Respectfully Submitted,

Liz Van Brunt
Recording Secretary