

## **SPPOA Board Meeting Minutes**

Feb 7, 2019

Held at: Club House of 'Village on the Green'.

Quorum was established and meeting was called to order by Mike Sperling at 6:35pm.

In attendance were: Mike Sperling, Richard Simon, and Denise Flach, Paul Hawkins, David Johnston. Dec. 2018 and Jan 2019 minutes were presented. David motioned, Denise 2<sup>nd</sup>, approved.

**Treasury**-Paul went over the current Balance Sheet, Income and Expenses, and Budget. About 70% of the HOA dues have been collected so far. Paul will be sending out another mailer and/or visiting delinquent home owners. A few home owners are going through foreclosure.

**Irrigation**-From Denise is that the main line is fixed again in different place. Another pine tree in bike trail has died and she is getting estimates for removal.

**Landscape**-Nothing new presented.

**Compliance**- Richard covered the response form the letters he had sent out earlier. One homeowner still, after a letter has been sent, has chickens in back yard. Open discussion followed. Paul has delivered a copy of the By-Laws to homeowner also. Richard motioned to hire an attorney to bring legal action where necessary, Mike 2<sup>nd</sup>, and approved by directors.

There is a property on Cypress Landing where the tenant may be performing non-resident auto repair and possibly storing hazardous chemicals on property. Board members are looking into State EPA and local code enforcement to bring tenant and/or property owner into compliance.

**ARC**-David presented an ARC request for roof replacement with white shingles, board approved. Homeowner wants to rebuild existing screen enclosure, board approved.

**Website**-Nothing new presented.

**New Business**-Mike asked for directors to bring in all 'no longer needed for reference' documents from past year so they can be placed and stored into the record files/tubs. Mike brought it to the boards attention that we have had two different sources mention and ask about the state of the properties curb appeal of one of the board members. It was openly discussed and that particular board member is aware and willing to appropriately address the issues.

**Old Business**- Discussion of member with chickens in back yard. Discussion of non-compliance again from a property with tenants that have many cars parked around the property.

**Adjournment**- David motioned, Richard 2<sup>nd</sup>, and board approved to adjourn meeting at 7:28pm.

**Minutes** taken by: Mike Sperling