

SPPOA Board Meeting Minutes

Mar 7, 2019

Minutes taken by: Mike Sperling

Held at: Club House of 'Village on the Green'. Quorum was established and meeting brought to order by John at 6:33 pm.

In attendance were: Paul Hawkins, David Johnston, Richard Simon, Denise Flach, John Meacham, Mike Sperling. HOA member Tom Wagner.

Feb 7 board meeting minutes motioned for approval by Paul, John 2nd, and were approved.

Treasury- Paul brought in and went over his Income & Expenses-Actual vs. Budget and Balance Sheet. Most everything is status quo,. Paul is still receiving late HOA payments with approximately 93% dues collected so far. Our HOA tax returns have been filed. Next month will show approximately \$15k placed into wall reserve.

Landscape- Denise is getting ready to plant flowers at entrances. She brought in 3 estimates for removal of 2 pine trees, David motioned to hire the least costly of the 3,Paul 2nd, and it was approved. John suggested on checking preferred tree service to provide general liability and workers comp insurance before hiring.

Irrigation- Denise reported two more leaks have developed in the main irrigation line.

Compliance- Richard has sent certified letter to 512 Woodview about the chicken issue but, letter was left unclaimed at P.O. Richard motioned to hire attorney if direct conversation with owners of chicken coop does not resolve issue. John 2nd and was approved to follow through with prescribed approach. Richard will follow up with an informal visit to HOA member whose bamboo is still a challenge to our brick wall.

ARC- Tom Wagner presented paperwork/survey and his request for fence install at back of his property in the bike path area between WWI and WWII. There is a shed on Tom's property that is also setting on common property straddling his property line that poses an issue with the request. We had an open discussion of needs, desire, codes, setback, and liability issues. It rendered different possible solutions to his request since the shed and brick wall share substantial space on HOA common property and his property. It was suggested that a document be drawn up and placed in record to clarify homeowner and HOA's expectations so as to avoid a future 'adverse possession' issue between HOA and homeowner. John motioned to have HOA pay for removal of shed with a limit of not more than \$500 , Richard 2nd, and was approved. David is putting the word out to see if someone is willing to remove/repurpose the shed.

New Business-

- There was open discussion as to the current board members agreement to the office/director's responsibilities so that Paul could register SPPOA with the Sec of State. All directors chose/defaulted to remain as positioned through 2019.

Old Business-

- Some issues were discussed but, no conclusive direction made at this time.

John motioned to adjourn., Denise 2nd, voted unan. at 7:43 pm.