

SPPOA Board Meeting Minutes

Oct 3, 2019

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

Quorum was established and meeting was called to order by John Meacham at 6:30pm.

In attendance were: John Meacham, Mike Sperling, Richard Simon, and Denise Flach, Paul Hawkins, David Johnston. One homeowner in attendance was Babara Murry.

Sept 5, 2019 minutes were presented. John motioned, David 2nd, approved unanimously.

Treasury-Paul went over the current Balance Sheet, Income and Expenses, and Budget. He received more dues from property going through foreclosure and was collected through the sale of property and estoppel process. There is only one last property owner that has not paid. An extra expense, over the normal monthly expenses, was \$659 for irrigation repairs and \$100 for irrigation markers. Hoping we will have excess money in HOA account at end of year to place towards reserves.

Irrigation-Denise worked on 3 irrigation leaks and made repairs but gained 2 more leaks in the last week. She is working on estimates to put in couplers vs replacing the long pipes. Discussion ensued to look into estimates and/or replacement of the entire system to offset the expense of continuous repairs.

Landscape-. There is a homeowner with nuisance trees growing next to brick wall. Denise will coordinate with county to remove a dead tree along the spine road. May have tree trimmers raise canopies of other trees in the area.

Compliance- Richard will send a letter to the homeowner with the nuisance trees growing next the wall, requesting removal before the trees get large enough to cause damage to the brick wall. Richard sent email to homeowner that has mounds of grass growing over sidewalk. Same property needs house repair.

ARC-Nothing new

Website-Nothing new presented.

New Business-

- Barbara Murry needed HOA docs. She was directed to our website where she can retrieve all the documents she needs. She also brought into discussion her desire for installing an A/C window unit. She was directed to our Planning Criteria and board members made suggestions to proper placement on her property.

Old Business-

- Discussion for the homeowner with the fence on the SPPOA HOA common area. The board needs to find a way to help the homeowner have the fence moved or sign a waiver that will allow homeowner to have fence moved soon; at her own discretion or at time of sale of property, to fully avert the possibility of adverse possession of the common property due to inaction of the board. Richard is working on letter agreeable to homeowner and board to get signed and placed in public record.

Adjournment- John motioned, David 2nd, and board approved to adjourn meeting at 7:24pm.

Minutes taken by: Mike Sperling