

Spring Hill HOA Annual Meeting 11/14/2019

Attendees from Board: Chris, Melanie, Ron, Kristen (Key Property Management)

Not in attendance: Trinity

Introduction of Stephanie Martin – Property Manager for Spring Hill.

- From last meeting (6/22/19) there were plans to change banks.
- CMB - matched our plan to switch accounts, so we will not be switching.
- Review/Approval of Meeting notes from 6/22
- Ron (Haymond, Treasurer) parting words– ‘correction to the note that “we’re making money” we are not, there are those that aren’t paying dues.
 - There are those that are ignoring and it’s up to us as a community to take care of where we live.
- The area by Mellville is located right in line with a swamp, spillways were built as overflows from the swamp to the houses (not from the houses to overflow to the swamp).
 - Mosquitoes – possible treatment/solution could be Bat houses. It is legal in Berkeley County to install Bat Houses.
 - Ask the Attorney for legal insight on the responsibility/liability
 - Dinatrap as an electric trap device -
<https://dynatrap.com/store/dt2000xlp-insect-trap/>
 - Use of mosquito dunks –biologically safe for people, other animals.
 - You can get some free from the county
 - It will attract other wildlife though (because of oatmeal and other things in them will attract raccoon and possum)
- Election

Vice President – 3 year term (Ron Haymond Stepping Down/ Not running for new term)

Treasurer – fulfill the remainder of Preston’s term of 2 years

- Larry Flynn (nominee for ___) introduction – former police officer, retired air force, - quote application letter “...” has been active on the Architectural Committee for SpringHill HOA. Does not have a preference for the position, just wants to volunteer time.
- David Lebo (nominee for Vice President) introduction – this community is the first home. Business background (construction companies). Looking at this opportunity as a Business and seeking VP Role. Would like to make revisions to some of the community documents.
- Front entrance – re paving and repairs were made.
 - Kirsten – the company that made those changes have not been paid. Would like them to FIX the work.

- James – the only way to match grade with Sulphur Spring would be to contact the County
 - Ron – give me his number (Dominico) and I'll try to get ahold of him
- Spring community events
 - Easter egg hunt

OPEN Floor Items brought by community members:

- Propose amendments to the Covenants – for allowing campers/trailers (define size*) for those in good standing
 - Discussion of how to reach Quorum – nearly impossible because of the numbers that would need to be in attendance at a meeting to ratify any proposed changes.
- RE violations, what are included?-- where are they found in our documents?
 - You can send out letters, you can send out a fine, but these being issued can still be ignored.
- SpringHill is private property – if the vehicle is not tagged with current tags (if it's on the curb side) we can tow it.
- Look into creating a parking lot put in the back of Melville – charge fees. This would be a service available to residents in good standing, no fees owed, and all parties would sign a waiver removing liability.
- Notes from the room – Spring Hill Subdivision = it's one of the nicest (personally and professionally as an officer) neighborhoods I've ever been in.