

**Minutes of Board of Director's Meeting
Springwood II Villas Association
Tuesday August 10th, 2021 at 7:00 PM**

Meeting Called to order by President Tony Evans

Present: Tony Evans Jeanne Brunelle, Raul Ramirez, Mary Spielman, JoAnn Woodward A quorum was present.

Jenny Kidd also present from our Management Company - Ameritech Corporation

Motion to waive reading & accept minutes of last board meeting made by Jeanne Brunelle and second by Mary Speilman.

Unanimously approved.

TREASURER'S REPORT: (Given by Jeanne Brunelle)

From the financial statement ending July 2021:

- 1. Revenues: \$73,480 On track with budget**
- 2. Operating Expenses: \$57,137. We budgeted for \$74,094 This gives us another under expenditure of \$16,957**
- 3. Non-Operating Expenses: \$6,431 on budget. This is monthly funds put into reserves**
- 4. Total Assets: \$996,826 of which reserves total \$733,979**
- 5. Owner overdue accounts: Only 2 owners have accounts overdue for 90 days. With total funds over due to the association at \$4,594. Owners with accounts overdue 90 days or more can have their access to the pool and clubhouse revoked. Only 2 owners have an account overdue by 60 days amounting to \$75.00**

We are now fully 6 months into our fiscal year. Donna met with Ameritech and reviewed all expenses.

The Association is in good financial health for 2021, including with our insurance costs.

Motion to accept Treasurer's Report made by Raul Ramirez and 2nd by Mary Spielman.

Unanimously approved

COMMITTEE REPORTS:

Pool Committee: The heater and cooling system have been reset. The estimate from Oyster Bay Painting to have the pool areas (small parking lot area, Men's bathroom walls, breezeway, and directly outside the men's and ladies shower going into the pool) scraped and repainted with non-skid paint.

Motion to accept bid of \$1650.00 was approved by Jeanne and 2nd by Mary Speilman

Unanimously approved.

COMPLIANCE COMMITTEE:

Spoke about the fine of \$100.00 per day up to 10 days. This is only being done when 3 letters have gone out with NO response.

MANAGER'S REPORT:

Jenny Kidd will be doing a site inspection on August 13th

FINISHED BUSINESS:

Pipe scoping and cleaning has now been completed. Raul has been given the information and has passed this onto the office if anyone would like to see it. Raul has requested from Inliner to return the map that they currently have for our property.

ROOF INSPECTIONS:

These have now been completed and waiting on final reports. At this time the office will be emailing the residents their individual report.

Electrical panels in the Clubhouse:

Consolidated Electric here last Monday and replaced the panel in the kitchen area. However, Duke Energy must turn the power off for the remaining panels to be done.

Open position on the board:

Diane Prince is our newest member on the board.

Motion to accept new Board Member approved by Jeanne Brunelle & 2nd by Raul Ramirez
Unanimously approved

New Rules & Regulations Committee:

Jennifer Hanks, Cindy Cordray, and Chuck Mason

Motion to accept was approved by Jeanne Brunelle & 2nd by Mary Speilman
Unanimously approved

Two Commercial Doors to be replaced with a bid of \$3,720.00

One in the game room and the other in the exercise room

Motion to accept bid was approved by Raul Ramirez & 2nd by Jeanne Brunelle
Unanimously approved

NEW BUSINESS:

Open Discussions:

Taz – concerned that fan in men’s shower is not strong enough to remove moisture

Kelly – concerned about the sloping of the sidewalk leading to the pool

Jennifer – concerned that the scoping by Inliner did not include the area near her

Juanita & Linda – complaining about the edging / not edging by US Lawns

Complaint from a resident regarding the new aluminum grates cutting tires

Motion to adjourn meeting made by Jeanne Brunelle & 2nd by JoAnn Woodward

Unanimously approved

Meeting adjourned at 7:54 PM

Meeting Attendance – 22

Posted August 12, 2021

Jeanne Brunelle – Secretary

Cindy Dunham – Office Representative