

**Spring Chase Community Association
General Membership Meeting Minutes
November 4, 2023, 11:00 a.m., Elks Lodge
Chaired by JoEllyn Norman**

Residents signed in by street. Each resident was given a ticket for a chance to win a \$25 gift card.

The meeting was called to order at 11:05. Present board members: Robert Hegerty, JoEllyn Norman, Cynthia Parker, and Jane Whittaker.

JoEllyn introduced Ruth Kaplan and Bill Reddish, two of Spring Chase's newest residents.

ELECTION

The first order of business was to hold the election of returning and new board members. A total of 40 ballots were received, which was enough for a quorum. The new member running for the board was Sharon Williams. Sharon stood and Chairperson Norman asked if there were any floor nominations. There were none. Returning member was Robert Hegerty.

Louise Pepper and Mary Gregory counted ballots.

SECRETARY'S REPORT

No corrections were reported. Report is posted on the website.

TREASURER'S REPORT

Bob discussed the Association's Annual Budget for Calendar Year 2024, as well as Balance Sheet/Profit and Loss report as of Nov. 1, 2023. These documents were provided with the agenda. There were no questions concerning the budget. Some mailboxes will be replaced at some point. There is no need for an increase in dues. JoEllyn and Bob stressed the importance of registering and using the website to help cut costs.

ANNOUNCEMENTS

606 Edgewater Dr. and 1002 Bayshore Ct. have new owners. 1022 Heron Ct. is under contract. Resident Elaine Wallingford asked for confirmation that the homes must be owner occupied.

Jacobs has taken care of all common ground, and they will continue doing our lawncare for the next three years.

Resident Judy Simulus has donated some Iris bulbs which will be planted at the perimeter of the woods along Edgewater.

Ruth Kaplan commented that since she doesn't have a fence, she gets a lot of leaves in her back yard from Jacobs blowing leaves.

The postal issues petition has been paused since the problem seems to have resolved itself for now. Resident Bill Reddish, who is employed by Rep. Andy Harris stated there is a liaison in his office that deals with the Post Office if problems arise again.

Chairperson Norman also stated that walk arounds for external inspections have begun. Homeowners with violations will receive a letter with noted area(s) of concern. As noted on the agenda, general maintenance concerns should be addressed immediately. For more costly areas of concern, please contact the Board. The Board included in the packet a reminder concerning HOA Covenants, Conditions and Restrictions (CCR). Homeowners with driveway issues may contact Mike Houck or Rocky Harrison. Mike Houck is readily available. Rocky Harrison is available before the end of the year.

Elaine Wallingford commented that the Holly bushes provide a nice buffer. Bob stated that Beaver will be removing vines. The Stonegate home with the swing in the backyard came up. Bob informed the residents that the swing was on their property. Spring Chase is 10 feet from the road. Stonegate owns the rest.

Resident Tim Beyer likes the speed bumps; however, he questioned when the streets were going to be resurfaced?

Resident Lynn Cathcart stated the issue is money that we should be getting is going to other counties and their issues.

Resident Robin Long stated that she has called the city for potholes in other communities, and they fix them.

BUSINESS

Bob discussed the following:

1. Crepe Myrtle in back of 902 James Ct.;
2. Two large Spruce trees behind 906 James Ct.;
 - a. Trees are overgrown, blocking other trees, and appear to have a disease;
 - b. Recommending removal of both trees after discussing with Beaver Tree Service;
3. Tree near 910/912 James Ct at the edge of the pond needs trimming and vines needs to be removed growing on the tree;
4. The hill behind the pond wall needs repairing; and
5. Small sinkhole behind 902 James Ct.

OPEN FORUM

Resident Allison Adams asked whether the Board is making recommendations on the type of wood to use. The Board responded in the negative; however, suggested Hardie board. Residents were also reminded to fill out the proper form and submit. Bob shared issues with his home.

Bob spoke concerning Phase 1, which consists of replacing the storm drain from James Ct. to the top of the pond embankment with a concrete basin. Tim Beyer stated that Jacobs blows leaves into the ponds and that could be creating an issue. Bob informed Tim that a layer of sediment is recommended. Phase 2 will consist of clearing out some shrubs and trees on and behind James Ct to stabilize the hill behind the wall and regrade the embankment from basin to pond. This hill does not have the proper infrastructure and there is piping that is not the proper pipe for such a structure. This hill has been washed back about two (2) feet and would ruin the pond. This cost and schedule of Phase 2 is yet to be determined. Resident McNamara asked if grab bins (sp) would work. Lynn Cathcart stated that it was originally installed before 2003 because of water issues a resident was having.

Don Cathcart is having issues with tree roots affecting his property and flooding because of Alda Owens' property. JoEllyn noted that the board will investigate.

Glen Heights was briefly talked about. Bob informed us that Spring Chase cannot plant anything or place a fence in the easement. Celeste shared incidents she was having with a resident in Glen Heights. Spoke with Jody Berkett. Issues seem to have been resolved for now.

Lynn Cathcart reminded residents of Joseph House food drive. She asked certain people to handle each street and she would deliver the bags to those she asked to help.

ELECTION RESULTS

Total of 40 ballots. Sharon Williams is the newest member of the Board. Robert Hegerty remains on Board. Congratulations Sharon and Bob. Robin Long won the \$25 gift card.

ADJOURNMENT (1:30)

Motion to Adjourn – Mr. McNamara

Second – Tim Buyer