

Southampton at Salem Springs
Board of Directors Meeting
10 April 2018

Call to Order: 6:31pm

Community members present were: Margaret Telesco, Janelle Williams, Judy Estes, Eddie Zapata, and Cindy Gray. Board members present were Tom Amann, Dana Pugh, Diego Londono, and management liaison Cathy Henley. Sheela Cooper and Roger Bir were absent.

Opening Home Owner's Forum: Cindy Gray asked about the shrubs replacement around her property and her neighbor's. It seems like some are missing. Dana Pugh will place a call to the contractor to follow up. Some of the community members present, including Margaret Telesco, Cindy Gray, and Eddie Zapata, asked about changes to Rules and Regulations. Review is still ongoing, and community members will be informed of any proposed changes. Margaret Telesco asked about the lights on the sign at the entrance and some boards around the pond and pool that seem to be damaged. Eddie Zapata requested that the board consider making changes to beautify the entrance. Margaret Telesco recommended seeking the assistance of community members to accomplish some beautification projects to minimize the financial impact. Judy Estes brought up some concerns about a truck parking on the handicap area on the visitor parking close to the pool. An email will be submitted to the community as a reminder of some of the concerns brought up during the meeting.

Approval of Minutes: Motion made and seconded to approve the March 2018 business meeting minutes.

Reports of Officers:

President: NSTR
Vice President: NSTR
Treasurer: NSTR
Member at Large: NSTR
Secretary: NSTR
Committees: NSTR

Manager's Report:

FINANCIAL UPDATE – As of February 28, 2018

- BB&T – Operating Acct has \$35,857.
- VB Public Utilities request came back las week with a credit of \$430

ARCHITECTURAL STANDARDS

- No applications received.

MAINTENANCE UPDATE

- Leaks at pool have been issued to Nick's Plumbing.
- Roof work was submitted to Warwick per last meeting.

CURRENT AND ON-GOING PROJECTS

- Tree trimming – One proposal has been received for the tree trimming. I have also asked Town Scapes if they want to bid on it.

LANDSCAPING UPDATE

- Townscapes contract had been signed by BOD and forward to vendor. Vendor confirms receipt and will notify us of the service date.

ADMINISTRATIVE UPDATE

- Approve minutes from March meeting.
- Insurance seminar – Beskin suggested some dates in April (forward to BOD 3/15/18). Probably need to look to next month at this point.
- Checks for signing.
- Waste Industries renewal.

Old Business:

1. Extension of Open Pool Season: Tabled until the June 2018 business meeting.
2. Insurance Seminar for Community: Provide dates for May or June to find a location.
3. Civil Engineering Survey for 4340 SSW: Looking for options.

New Business:

1. Pool, plumbing leaks: Management company is already getting some quotes.
2. Association Garage Sale: Judy Estes has done an incredible job putting this event together. Garage sale will be held April 28, 2018. At 2:00pm DAV will pick up any leftover items or items anyone wants to donate.
3. Rules and Regulations: Requested any recommendations from community members as the board continues to review Rules and Regulations.
4. Children playing in and around the pond: Some community members are concerned about children playing around the pond area. Concerns will be presented to the community via email.
5. General reminder to the community to pick up after their pets: Issue will be addressed via email as well.

Closing Home Owners Forum: Margaret Telesco readdressed a request to Cathy Henley. Margaret Telesco will follow up with an email. Margaret Telesco confirmed that Townscapes will be including in their assessment some of the other properties dealing with a similar problem. Judy Estes requested authorization to post a sign for the Community Garage Sale from Wednesday through Saturday, as well as reminded everyone about DAV picking up donations at 2:00pm. Eddie Zapata asked a question about fence replacement. Tom Amann provided information on the guidelines to replace the fence, including the color listed at www.orgsites.com/va/southhampton/. Information will be submitted to the community via email.

Adjournment: 7:16pm

Executive Session: Commenced at 7:16pm

Adjournment: 7:48pm