

**Southampton at Salem Springs Condominium  
Board Meeting at Grace Community Church  
November 3, 2010**

**Board Members Present:** Michael Cory, Michael Marino, George Little, and Beth Byrum

**Community Group Rep:** Dan McAteer

**Community Residents Present:**

Charlene Cory 1725 SEC  
Walter Doughtie 4428 SSW  
Herb Utley 1612 SWC  
Harold Nix & Debbie Burk 4469 SSW  
Joe & Lorraine Miklos 4361 SSW  
Walt Jones 1609 SWC  
Jack & Polly Prusch  
Sam & Juline Snapp 4449 SSW  
Nancy & Eddie Zapata 1600 SWC  
Janelle Williams 4313 SSW  
Gus Russo 4353 SSW

I. Call to Order: Mike Cory called the meeting to order at 6:30 p.m.

**II. Secretary's report** (George Little): Mike Marino made a motion to accept the minutes of the September meeting as written. Motion was seconded by George Little and approved by the Board of Directors (BOD).

**III. Treasurer's Report** (Mike Cory): \$2100 unfavorable. We paid approximately \$2500 for fence painting, which will be reimbursed by the homeowners, and \$975 for fixing cracks in the pavement. We are \$1,000 in arrears on collections. Beth Byrum made a motion to approve the Treasurer's report as presented. Motion was seconded by Mike Marino and approved by the BOD.

**IV. Homeowner's Forum:**

1. Nancy Zapata said they were asked to remove the stereo speakers and motion light on their unit at 1600 Springwater Court, but Dragas wired the unit for them when they moved in. Dan does not have a record of it, but since it was approved by a previous board, Dan will add it to the approved Architectural Report. Dan will also add the stained glass window at 4449 Salen Springs Way, which was also approved by a previous board.

2. George Little mentioned that the piece of land north of our community is being surveyed again, so there may be a coming issue.

3. Mailboxes: Eddie Zapata has not been able to get a catalog. Sam Snapp has a business card he got from a home show. He will contact them and report back in December. Walter Doughtie suggested Beth talk to Gary Long. Beth & Mike C. will check the scroll on Mary's mailbox.

4. Gus Russo received a letter from Dominion Electric saying the water line from the street to the houses is the homeowner's responsibility and they offer insurance for \$3.25 per month. Dan will email the information to send out to homeowners.

### **Committee Reports:**

- Architectural & Pool Committee (Beth Byrum): Nothing to report.
- Landscape Committee (Mike Marino): Nothing to report.
- Communications Committee (George Little): Nothing to report.

**VI. Management Group Report** (Dan McAteer): Following items will be addressed as they appear on the agenda:

- Report from Basnight on replacing dead shrubs
- Pool Contract for next year
- Transition meeting: Information has been given to the new property manager
- National Exterminator Cost

### **VII. Old Business:**

1. Budget preparation status FY11: BOD will meet at Beth Byrum's house to review Budget for FY11.

2. Blacktop drive repairs "crack-filling" status: Completed.

3. Shrub Replacement: Need specifics on what Basnight is going to do to fix the problem. They are not preparing the soil properly. Mike C. suggested having a meeting with Basnight.

4. FY11 Pool maintenance contract: The company agreed to a 3% increase instead of 5%. Dan will get the new contract for next year.

5. Rental units agreements, approval procedure, documents, and tracking: Delayed until the new management company takes over.

6. Termite protection: Clearly the responsibility of the homeowner – not the association. BOD can request homeowners provide proof of termite protection. Board will issue a letter addressing the new management group, new policy and termite issue.

7. SASS Insurance renewal status: George made a motion to go with Philadelphia Group. Motion was seconded by Mike M. and approved by the BOD. Mike C. will take care of it.

8. Sink Hole repair by Evans "status": Walter said two days after it was repaired, it started sinking again. Dan will get with Gary Evans again on site.

9. Lawyer report of termite coverage and watering of common element areas: Termite protection addressed above. Options for excessive watering of common areas: send registered letter, execute fine of \$10 per day up to 90 days per state law, have a separate water meter installed.

### **VIII. New Business:**

1. CD Renewal (Dec 10): Coming up in December. Mike M. will continue to check CD rates.

2. Formation of committee to review our "Rules & Regs": George will be in charge of the Rules and Regulations committee along with Mike M., Mike C., and Jack Prusch.

3. “HOA Corporate Status”: Dan checked the records and does not have a copy. He will apply for reinstatement of corporate status. It should be ready for the December meeting.

George made a motion to adjourn. Motion was seconded by Mike M. Meeting was adjourned at 7:55 p.m.

Judy Warren  
Recording Secretary