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Southampton at Salem Springs Condominium Board Meeting at Grace Community Church September 7, 2010

Board Members Present: Michael Cory, Michael Marino, and George Little

Absent: Beth Byrum

Community Group Rep: Dan McAteer

Community Residents Present:

Sam & Juline Snapp 4449 SSW

Helen Pichardo 4308 SSW

Audrey Skutnik 4349 SSW

Kathy Robertson 4340/4304 SSW

Jack & Polly Prusch 4312 SSW

Walter & Ruby Doughtie 4428 SSW

Janelle Williams 4313 SSW

Dana Pugh 4445 SSW

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

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

Treasurer's Report: Mike Cory reported a variance of \$498.77 over budget to date with \$935.54 in uncollected delinquencies. Balance on hand is \$107,909.17. George Little made a motion to accept the Treasurer's report. Motion was seconded by Mike Marino and approved as presented.

Homeowner's Forum:

- Sam Snapp said he is disappointed in the new mulch because they did not put down enough of it. Dan will ask for a separate quote to have more mulch put down.
- Kathy Robertson asked about replacing dead bushes. Replacement will be done this fall. She also asked who is responsible for the concrete in the driveway. It is the homeowner's responsibility.
- Sam Snapp mentioned that the curb is broken on the north side of the entrance on city property. Dan will call the city.

Architectural & Pool Committee: Nothing to report.

Landscape Committee: Mike Marino had nothing to report.

Communications Committee: George Little had nothing to report. Mike Cory asked if we should publish a newsletter once a quarter. It was suggested that the President put a quarterly report on the web page. Web page address (<http://www.orgsites.com/va/southampton>) is on the bottom of the agenda.

Management Group Report: Dan reported:

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- Delinquencies remain approximately the same
- Making plans for shrub replacement in the fall. Dana Pugh asked for a list of addresses where shrubs were replaced, but never received it from Basnight. Dan will check on it.
- Princess Anne Paving presented a proposal to repair the asphalt.
- Forrest Termite bid was received today.
- Trees on the north side were pruned.
- Received five bids on power washing and staining fences.
- Winter maintenance checks for the pool are in the Board packages to include in the budget.

Old Business:

- **Termite contract status;** National's bid is \$33,072 (payable by monthly payment of \$918.66). Forrest's bid is \$36,760 (lump sum payment). Terminex was not comparable and did not resubmit a bid. Mike Marino recommended polling the homeowners to see who currently has a termite contract. George Little said the Communications Committee will send out an email to homeowners to explain everything and will work it out.
- **Mailbox status update:** Skipped.
- **Fence painting walk-around review for BOD action:** Eleven of the 23 homeowners still have not painted their fences. George Little made a motion to have the fences painted. Motion was seconded by Mike Marino and approved. Mike M. made a motion to have H&B paint the fences. Motion was seconded by Mike Cory and approved.
- **Spring walk around non-conformance issues status:** Letters were sent to all homeowners that were non-compliant from previous walk-arounds. The Board agreed to have the fall walk around and address all issues, including those that have had multiple letters.
- **Tree-Trimming along north property boundary:** Completed.
- **Review of SASS Insurance Policy status:** Beth is setting up the meeting.
- **Window Warranty unity approach:** Debbie Burks is suppose to call the window company.
- **"Dips holes in lawn:** Dan will talk to the landscaper and have them fix the ruts and re-seed.
- **Shrub replacement plan going forward:** Dan will meet with Basnight and do a walk through.

New Business:

- **Residents vs. Homeowners eligibility: meetings and committees:** George Little made a motion that only homeowners can serve on the board and vote. Residents can participate on committees, if approved by the Board, but they cannot vote.
- **Enforcement of rules:** George said Community Group should be doing the checks on enforcement. The Board should not do all of the checks.
- **Rental Units agreements, approval procedure, and documents:** Dan will go through the files and have homeowners acknowledge that their renters have been given the rules and regulations. Written acknowledgements will be returned to Dan McAteer and kept on file.
- **Schedule Fall association walk-around:** **Walk-around** is scheduled for **September 25, 2010 at 10:00 a.m. Meet at the pool.**

Mike M. made a motion to have Princess Anne Paving repair the asphalt for \$975. Motion was seconded by George and approved. Dan will work with the contractor.

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Mike M. made a motion for winterization/maintenance of the pool for \$80. Motion was seconded by George and approved.

Mike M. made a motion to adjourn. Motion was seconded by George. Meeting was adjourned at 8:00 p.m.

Judy Warren
Recording Secretary
Southampton at Salem Springs