

DRAFT

Southampton at Salem Springs Condominium Association Board of Director's Meeting

Minutes for August 7, 2012

Southampton at Salem Springs Condominium Association Board of Director's Meeting was held at Grace Community Church, 1725 Salem Road, Virginia Beach, VA on August 7, 2012. Members present: Beth Byrum, Dana Pugh, Nicola Beltz, and Debbie Burks. Also present, Kerry Laughlin of United Property Associates, Association Manager.

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

Reading and acceptance of Minutes: A motion was made by Debbie, seconded by Dana, and carried to accept the minutes of the July 10, 2012 minutes as written.

Reports of Officers: No reports

Committee Reports:

- Architectural & Pool Committee: Lights in the pool are not working. Kerry will call to have them fixed. Thanks to Bob Minx for taking out the broken seat at the pool. Debbie will go get the replacement this weekend.
- Landscape Committee: Several members met with Valley Crest with complaints. Beth suggested setting up an appointment to discuss issues with Valley Crest. Kerry will set up the meeting. Trees around the pond need to be cut back and pruned.

Management Report (Kerry Laughlin):

- Financials are in line with the budget figures.
- Proposed budget is included in the Board packages for review.
- UPA Comptroller suggested taking excess funds from the Reserve and put in a CD.
- Received a proposal from Pools, Inc. for the Board's consideration and approval. The winter pool checks from October to March are included in the price.
- Fountain in the pond has been pulled and sent to the manufacturer. The ARM contact expires in September.
- Called Dominion about the street lights again. They have been fixed.
- Resolution for Complaint Procedure is required by law effective July 1. We have until September to get it into place.

Unfinished Business:

- Inspecting the roofs and vent collars on the houses: Kerry will check with Evans Construction to see if they have started. Evans was given approval to inspect the roofs, but he has not heard from them.
- Rules and Regulations: Last amendment to the rules and regulations was done in May 2007. Need to have a committee or the Board to go through them. The Board and volunteer Maggie Telesco will meet to review the rules and regulations.

New Business:

- 2013 Proposed Budget: Board will meet to review the proposed budget.
- 2013 Pool Contract: Dana made a motion, seconded by Debbie, and carried by the Board to accept the contract with Pools, Etc.
- Complaint Procedure Resolution: Nicola made a motion, seconded by Dana, and carried by the board to accept the Complaint Procedure Resolution.

Home Owners Forum:

- We are paying \$45,000 a year for water. Has anyone done an estimate to sub-meter the water? What would prevent us from metering? Kerry said the problem is you still need buy in from the community and there are a lot of people against it.
- Is the warranty on the fountain in the pond set to expire? The company's contract is due to expire in September. There was a discussion of a different type fountain where the motor is outside the pond with an input and output hose to the fountain, so the electrical wire would not be in the water. Kerry will check on it. Gary volunteered to check around to see if there is anyone that can do the work.
- We need lighting at the front entrance.
- Is there a minimum or maximum height for the crape myrtles?

When they start replacing shrubs, people need to water them.

Beth will send out an email the budget meeting.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Judy Warren
Recording Secretary

Southampton Website: www.orgsites.com/va/southampton/