

DRAFT

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

Minutes for September 4, 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 September 4, 2012. Members present: Beth Byrum, Dana Pugh, Debbie Burks, and Chris Lagey. 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 Chris, and carried, to accept the minutes of the August 7, 2012 minutes as written.

Reports of Officers: No reports

Treasurer's Report: A motion was made by Debbie, seconded by Chris, and carried by the Board to accept the Treasurer's Report.

Committee Reports:

- Architectural & Pool Committee: September 9 is the last day the pool will be open. The new pool contract was signed. The fountain is running again.

Management Report (Kerry Laughlin):

- Financials: Utility line is still over budget. Maintenance line is also a little over budget.
- Proposed budget has been sent out to homeowners. Will be adopted at the October meeting.
- Excess funds from the Reserve needs to be put in a CD.
- Evans Construction's proposal for repair of roofs and pipe collars are included in the Board's package.
- Majority of the board met with Valley Crest on August 29 to discuss various complaints regarding recent services provided by Valley Crest. Meeting went well. Waiting for bids for planned replacement of shrubs and bushes that have died.
- Began soliciting additional bids for the pond service contract.
- Street lights have been serviced and are operating normally.

Unfinished Business:

- 2013 Proposed Budget: Proposed budget has been sent to homeowners. Will be adopted at the October meeting.
- Pond Lighting: Have not received any data on running electric around the pond for lights to be put up. Will be addressed next month.

New Business:

- Rules & Regulations: The last time the rules and regulations were signed and recorded was June 2007. Violations were suspended until the Board decided to either go back to the 2007 rules, or amend them and send to the attorney. Debbie made a motion, seconded by Dana, and carried by the Board, to revert back to the 2007 rules for the time being and start inspections and to form a committee to amend them and properly have them recorded.
- CD Investment: UPA Comptroller recommended \$75,000 from the Reserves be put in a CD. The Board agreed to put \$50,000 in a Towne Bank CD for 32 months at 1.20% interest and \$25,000 in Southern Bank for 20 months at .90% interest.
- Evan's Roof Bids: Debbie made a motion, seconded by Dana, and carried by the Board, to accept the bid and start work immediately. Evans will perform monthly inspections and submit repairs to the Board for approval.
- Tree Trimming: Three proposals were received for the tree trimming and all were different. Debbie made a motion, seconded by Chris, and carried by the Board, to approve Floyd Tree Service for anything under \$4,500. Dana will talk to them and try to get the price down.

Home Owners Forum:

- Homeowner has a big screen TV that needs to be hauled away. What does he have to do? Need to arrange for a special pickup, which the homeowner will have to pay for. May want to check on several charities that will pick up items.
- Landscapers have left ruts in the yards, not properly edging and the place looks terrible.
- Need clarification – are homeowners allowed to speak during meetings? It is the Board's meeting until the Homeowners' Forum, where they can speak up.
- There is another option – to have an open meeting where everyone attending can vote. Kerry does not recommend this option. Beth will take it under advisement and research it.

Debbie made a motion, seconded by Chris, to adjourn. Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Judy Warren
Recording Secretary

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

The Condo Board Meeting for October and November will be held on the second Tuesday of the month (instead of the first Tuesday):

October 9, 2012.

November 13, 2012.