

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

Minutes for February 5, 2013

Southampton at Salem Springs Condominium Association Board of Director's Meeting was held at Grace Community Church, 1725 Salem Road Virginia Beach, VA on Tuesday, February 5, 2012. Members present were Beth Byrum-President, Debbie Burks, Vice-President, Nicola Beltz-Treasurer, Chris Lagey-Secretary, Dana Pugh-Member at Large and Kerry Laughlin of United Property Associates, Association Manager. Homeowners attending: Maggie Tenesco, Walter Doughty and Harriet Iziarry.

Call to Order:

The Meeting was called to order at 6:30p.m.

Homeowners Forum:

If at any time you have questions, concerns, complaints, issues – it is the responsibility of the resident to contact Kerry Laughlin, Management by “e” mail at kerry1@unitedproperty.org with information. Please be specific with dates, times, issue, and names and addresses of residents if needed.

No information or questions were raised at the homeowners forum

Reading of Minutes:

A motion was made by Chris Lagey seconded and carried unanimously to waive the reading of the minutes for January 7, 2013 and accept the minutes as written.

Treasurer's Report:

Treasurer's report was accepted as read and made a part of these minutes.

President's Report:

No reports were given by any Board members

Committee Reports:

Architectural & Pool:

Entrance Sign Refurbished – it was discussed that the sign at the pond that states there is no trespassing, no soliciting, etc. needs to be replaced with different material and also state speed limit within the community.

Speed Limit Signs – Kerry will check into the cost of 4 metal speed limit signs with metal pole.

Temporary Water Sprinklers at Pond – Walter Doughtie has volunteered to remove the temporary sprinklers at the pond.

Mailboxes need cleaning – Once the spring comes around, remember to clean your mailboxes at the same time you are having your house power washed.

Landscape:

Hopefully you have noticed any new bushes that have been replaced in your yard. Please water these plants when we haven't had rain for at least a week. It is part of the guarantee on the bushes.

Replacement Bushes

- it was noted that bushes were not replaced at 4349 Salem Springs Way
- Dana also stated that she didn't see where Valley Crest had watered any of the new bushes after planting
- Also questions raised in regards to the dirt used to plant bushes...was it fortified with magnesium and potassium
- Bushes that look dead or dying – Kerry stated that Valley Crest will check into fertilizing the bushes
- Valley Crest will get back with Kerry in regards to having Crepe Myrtles trimmed up and in some cases, hard trimmed.

Complaints and/or compliments about Valley Crest Landscaping-

If you have any complaints or compliments about the job Valley Crest is doing in our community, please send an “e” mail to Kerry at kerryl@unitedproperty.org. It is very important that information is sent to him in a timely manner and this also helps in documenting when working with the landscape company. Please do not leave your complaint to someone else to handle.

Manager's Report:

Kerry Laughlin presented the Manager's Report.

Broken Mailboxes:

4476 & 4480 Salem Springs Way – AA Awning backed into these mailboxes and broke the bracket. AA Awning was contacted and they are going to pay for repairs needed. At this time, a replacement bracket has been placed on the mailboxes.

Renewal of Contracts:

Valley Crest: Contract expires April 30, 2013. From the majority of the board and members attending this meeting, it was discussed that we should stay with Valley Crest for at least one more year. At that time, we can make an educated decision.

It was decided unanimously to continue with Valley Crest for another year.

Street Light:

Kerry is waiting to hear back from several companies in regards to bids. He has resent an updated RFP to Relay Electric, Mac's Electric and Smith & Keene. Once bids are in, Kerry has been authorized to accept the best bid and have work started and completed.

Seasons at Salem (new construction)

Calls have been made to Ocean Bay Homes in regards to the re-grading along the fence line and to discuss continued run-off from their property.

Unfinished Business:

Rules and Regulations Committee: Chairperson Maggy Tenesco gave a report that the committee met and had several questions in regards to clarifying some of the rules and regulations:

1. What is the cost of having the amended Rules and Regulations recorded with the city of Virginia Beach as well as the cost of the attorney? Below is the response from the attorney – Mike Inman

It depends in part on the number of revisions and whether or not we believe they are clear, reasonable and enforceable. If all looks good upon review the total cost will be about \$275 plus the Clerk's fee for recording. If there are "issues" to requiring revision and re-review then it will likely cost about \$475 – 550 barring some extended discussion over one or two of the changes. Needless to say in order to have rules you can enforce if necessary is worth the cost. A legal debate between us and a unit owner's lawyer over an ambiguous or unreasonable rule will cost plenty more.

2. Define common elements: All sidewalks/walkways are common areas and all grassy areas (excluding patio). Driveways belong to the homeowner.

3. Define Wildlife: Any animal that is not required to receive annual shots, such as rabies, etc. and that does not have to register for a license with the city of Virginia Beach.

Does this include or exclude birdfeeders from private patios? [This is to be discussed at the next committee meeting.](#)

4. Pets: Size and Poundage? Is there a grandfather clause in regards to certain types of dogs? Leash law for pets? [It was decided that # 15 of the 2007 Rules and Regulations were adequate for the By-Laws.](#)

5. Private Driveways: Can chairs/benches be placed on driveways? This is addressed in R&R # 7. How many flower pots, if any, can be placed on driveways? To be discussed at next committee meeting.

New Business:

Resurfacing/Sealing Streets – Debbie mentioned that according to our Reserve Study, we needed to have this done in 2011. Kerry will get bids on the cost and will have (hopefully) at our next association meeting.

Homeowners Forum:

No further information

Executive Session:

Delinquent Account B – Board agreed to accept payment plan

Open Meeting:

In regards to Executive Session : The Board agreed unanimously to accept the payment plan provided by Delinquent Account B.

Meeting Adjournment:

A motion was made by Beth Byrum, seconded and carried unanimously to adjourn the Board Meeting at 8:15 p.m.

Respectfully submitted,

Beth Byrum

Beth Byrum
Recording Secretary

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