

Changes  
welcome

Revised

Springtree Property Owners Association, Inc.  
Board Meeting  
April 19, 2010

DRAFT

President Jim Marshall called the meeting to order in the Advantage Property Management office conference room at 7:00 p.m. Present were Jim, Geri Gaynor, Jon Picirillo, Bob Publicover, Rob Sheil, Manager Sharon Beal, and about six (6) owners. The minutes of February 15, 2010 were read by Secretary Geri Gaynor and approved as corrected with a motion by Jon, second by Jim and carried. The correction was under Mulch: "A motion was made to install 12 pallets at a cost of \$2,160 plus tax plus \$1,000 (not \$500) to spread plus \$75 in delivery charges."

The financial report for March 2010 was given by Jonathan:

Assets	103,593.63
Liabilities	11,700.12
Reserves	64,018.29

Jonathan requested a report on who has paid a capital contribution to the Association. The list of owners delinquent in their maintenance assessments was reviewed. A motion was made by Geri, seconded by Jim, and carried to approve the financial report.

Pest Contract The Choice Pest Management contract was approved for 2010 with no increase in price. The cost is \$250 for turf insect service every other month: January, March, May, July, September and November. Geri checked with other vendors and this is a good price for good service.

Kickin' Grass Geri reported our landscape contractor, Kickin' Grass, has been sold and our new contact is Chris Brewer. He has lots of ideas and suggestions.

Legal representation was discussed. A change is needed for better follow-up. Sharon will get more information on how the owners in collection are transferred to the new attorney and will e-mail this to the Board.

The April newsletter was approved for mailing to owners along with a letter on drainage easements. These easements must be kept open and free of plants, fences, built up soil, and anything that might interfere with drainage. One home has already been threatened by flooding. The letter will be sent to every owner so

he/she will be aware of this potential problem.

Sharon will look at individual homes and the need for painting according to the look of the home and not the age of the existing paint. It was noted that Springtree improved its overall appearance with the painting program instituted a few years ago.

The gate code will be changed next month since it has been the same for many years. The cost is \$75 for the service call and the cost of a mailing to notify everyone. The post office, school bus service, Waste Management, newspapers, etc. must all be notified. Bob Steigerwalt will look into an owners' ability to access the gate with only a cell phone.

We have a \$150 credit at Home Depot from return of mulch not used and also, about \$150 dollars was added to the Association account from owners purchasing mulch for their own yards. Jonathan Picirillo was thanked for his donation of labor to spread the mulch in the entry areas.

A copy of the Association's insurance was given to each Board member.

The meeting adjourned at 9:00 p.m.