

**Springside Property Owners Association
Annual Meeting - September 28th, 2015 Minutes**

President Chris Culver opened the meeting at 6:40 pm.

Qualifications of Quorum:

4006, 4007, 4010, 4017, 4018, 4023 were at the meeting in person and 4000, 4003, 4012, 4019, 4020, 4022, 4024, 4026, 4028 and 4030 by proxy.

Welcome new neighbors

All neighbors introduced themselves, including our newest neighbors Jay Heinlein & Nehy Hogg at 4017 and Laura & Matt Hall at 4018.

Meeting Minutes:

Karol DeVito read the 2014 meeting minutes which were accepted by motion.

Treasurer's Report:

Copies of our financial statement with a breakdown of income and expenses were made available to homeowners. David Carr discussed the expenses, potential repairs and expected balance for the end of 2015. The largest expense remains landscaping while our administrative fees have remained stable. Our emergency reserves are in a Money Market account and are projected to be \$7,500 – 8,000 at the end of 2015. David reported that our annual dues model of \$600 with a discount to \$450 if paid by January 31st is working to encourage timely payment. A vote unanimously passed to keep the annual fee \$600 with a discount to \$450 if paid by January 31.

Architectural Control Committee

David Frohn reported on two requests made to the ACC this past year and an overview was provided of the ACC's role to ensure that the Springside Covenants are upheld to help maintain the value of our homes:

Written permission (Architectural Control Request Form) is needed from the ACC for changes to the exterior of a home such as new fences, sheds, roofs, patio, pergolas, playhouse, swimming pool, basketball goal, outside painting or door if the color is changing. Two ACC member signatures are needed per request. A full copy of the Covenants along with an Architectural Control Request Form is available on the Springside website: <http://www.neighborhoodlink.com/smyrna/springside>

There was a complaint this year about homeowners leaving their yard waste sitting at the curb for 5-6 days before pick-up. **Please be courteous to your neighbors and do not leave your yard waste out at the curb for an extended period.** A reminder was also made concerning homeowners leaving their garbage cans out in plain sight for long periods after trash pick-up. Please remove your garbage can from view and adhere to this covenant:

Section 4 of the Restrictions in the Covenants states:

“Garbage containers shall be buried or screened on each lot so that the same *shall not be visible from the street or from any part of any other lot.*”

Neighborhood Watch

David Frohn reported on behalf of the neighborhood watch that no problems or complaints have been reported this past year.

Landscaping Committee

David Carr reported on our consolidated services (lawn care, pine straw, flowers and chemical) provided by Scenic Roots. Scenic Roots is also responsible for picking up trash found on the common area during their visits and replaced a fuse on our sprinkler system saving us replacement costs. It was agreed that Scenic Roots has maintained the common property well and provided reliable service. However, David suggested that we might need to use a chemical (weeds, fertilizer) service company such as Arbornomics for better weed control. Upcoming projects for the common area include (1) expansion of the drainage control area; (2) a major trimming of the common property trees and bushes; and, (3) staining of the common area fence. David will obtain quotes and the work should be covered by money from the emergency reserves without the need for an assessment. It was also reported that portions of the sidewalk on King Springs Road have been replaced by the city several times with varying levels of success.

Committees: All committee reports were accepted by motion.

Nominations and Elections

The floor was opened to any volunteers or nominations for any of the board or committee positions. There were no new volunteers and it was motioned and accepted with no dissenters that the BOD and Committee members remain the same.

Board of Directors

President: Chris Culver (4007)

Treasurer: David Carr (4006)

Secretary: Karol DeVito (4010)

Committees:

ACC: David Frohn (4023), Linda Pesoli (4000) and Adriana Tandon (4022).

Landscaping: David Carr (4006).

Neighborhood Watch: Jacqueline Taylor (4003), Jessica Frohn (4023), and Adriana Tandon (4022).

Google fiber optic is coming to Smryna. If you are interested in having Springside subdivision included you may do so at <https://fiber.google.com/about/> This is the main page where you may enter your address at the top. It will then say it's "coming soon" and there will be an option to enter your email to sign up for updates. Entering your address and entering your email is what shows Google there is interest.

The meeting was adjourned at 7:30 pm.

List of contractors/workers recommended by your neighbors:

<u>Company/Person Name</u>	<u>Phone</u>	<u>Type Work</u>	<u>Homeowner who Used</u>
Apex Fence Company	770-425-0048	Fencing	Florence(s)
Bartlett Heating & Cooling		HVAC	Frohn, Dave
Breda Pest Control		Bugs/Termites	Frohn, Dave
Capital Drywall & Painting	redbeacon.com	Painting	Florence(s)
Pesoli, Anthony	4000 Rhyne Circle	Construction & maintenance	Pesoli(s)
Ridgepoint Roofing		Roof	Frohn, Dave
Superior Wildlife Removal	678-300-9904	Wild life removal	Florence(s)

