

**Springside Property Owners Association
Annual Meeting - September 22nd, 2016 Minutes**

President Chris Culver opened the meeting at 6:35 pm.

Qualifications of Quorum:

4006, 4007, 4010, 4018, 4020 attended the meeting in person and 4000, 4003, 4004, 4006, 4012, 4020, 4022, 4023, 4024, 4026, 4028 and 4030 by proxy.

Welcome new neighbors:

All residents introduced themselves.

Meeting Minutes:

It was decided not to read the old minutes in entirety. A copy of the 2015 minutes was offered to anyone wishing to read them and they were accepted without dissent.

Treasurer's Report:

A copy of our financial statement with a breakdown of income and expenses was made available to homeowners. Treasurer David Carr discussed the expenses, potential repairs/improvements and expected balance for the end of 2016. 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.

Landscaping Committee

David Carr reported on our consolidated services (lawn care, pine straw, flowers and chemical) provided by Scenic Roots. It was agreed that Scenic Roots has maintained the common property well and provided reliable service. Last year's project with the addition of river rock and plantings for drainage control in the common area has worked well. An upcoming project for 2016-2017 is a major pruning of the trees and bushes in the common property. David obtained quotes for the work ranging from \$1,200-1,800 which should be covered by money from the emergency reserves without the need for an assessment. David will finalize the quote and the work will be completed in the Spring.

Architectural Control Committee

There was a report of one request for changes to a home this past year.

Reminder: Changes to your property (such as fences, sheds, roofs, patio, pergolas, playhouse, swimming pool, basketball goal, outside painting or door if the color is changing) should be submitted to the Architectural Control Committee. Two ACC member signatures are needed per request. They will review the request in accordance with the covenants and sign or request additional information. Once it is approved, it goes to the BOD for final approval. 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>

Neighborhood Watch

No problems in our neighborhood were reported for this year. Please keep your eyes and ears open for any unusual activity in the neighborhood. If you see a problem or safety issue do not hesitate to

call the police directly. Thereafter, please contact a neighborhood watch member so they can make sure it is conveyed to the entire neighborhood.

Committees: All committee reports were accepted.

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 for BOD and it was motioned and unanimously accepted that the BOD members remain the same. Several neighbors volunteered for Committee positions and were accepted with no dissenters.

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 Matt Hall (4018).

New/Old Business:

There was a complaint this year about the maintenance of front lawns. Lawn service is a great value to those homeowners with busy schedules that prevent them from maintaining their lawns. Please use a service to mow your lawn and control your weeds if you cannot do so yourself. Several neighbors use and recommend Arbor-Nomics for weed control. If you are a do-it-yourself homeowner, weed control, mowing edging and trimming on a regular schedule is suggested. Together with each homeowner maintaining their property, we can keep our neighborhood beautiful and help keep up our property value.

The meeting was adjourned at 7:40 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)
Arbor-Nomics	678-251-2214	Weed control	Carr, David
Bartlett Heating & Cooling		HVAC	Frohn, Dave
Breda Pest Control	678-712-7819	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
Scenic Roots		Tree removal	DeVito, Karol
Superior Wildlife Removal	678-300-9904	Wild life removal	Florence(s)