

**Springside Property Owners Association
Annual Meeting – October 10, 2019 Minutes**

Please accept my apology for the long delay in getting our annual meeting minutes distributed.

The meeting was opened at 6:35 pm by President Chris Culver.

Qualifications of Quorum:

4000, 4003, 4006, 4007, 4010, 4014, 4015, 4016, 4018, 4020, 4023 were in attendance and 4022, 4024, 4026, 4028 and 4030 by proxy.

Welcome neighbors:

We had great participation this year with 16 neighbors from 11 homes in attendance. All residents introduced themselves and briefly discussed new marriages and births in the neighborhood last year.

Meeting Minutes:

Secretary Karol DeVito read abbreviated highlights of the 2018 meeting minutes which were accepted without dissent.

Treasurer's Report:

Financial statements with a breakdown of income and expenses were distributed to homeowners. Treasurer David Carr reported on the past year's expenses and potential repairs/improvements and expected balance for the end of 2019. Springside has an ending balance of \$21,159.59 as of July 31, 2019. It was agreed to keep the remaining balance in reserves for any unexpected repairs and for future expense items. We continue to employ a book keeper who pays the bills and issues closing letters. The annual fee was discussed and a vote taken and passed unanimously to keep the annual fee \$600 with a discount to \$450 if paid by January 31, 2020.

Landscaping Committee

David Carr reported that Scenic Roots and Arbor-Nomics remain our vendors for the common area. Scenic Roots maintains the lawn, the shrubs and picks up trash along our common area. Arbor-nomics provides our chemical treatments. The main issue in the common area remains the sprinkler heads which continue to be run over by trucks. David noted that the sidewalk had been torn up and repaired by the City of Smyrna. There was a request for a full 360 degree pruning of the trees at the entrance.

Architectural Control Committee (ACC)

ACC members Linda Pesoli and David Frohn reported that this past year there were homeowner requests for a change in exterior paint colors and new fences. A reminder was made regarding the need for approval from the ACC before making certain modifications to your home or property. This process protects the integrity of the neighborhood and the home owner should anyone question the modification.

The Covenants state:

(d) In the event that any construction or alteration work is undertaken or performed upon any Lot without application having been first made and approval obtained as provided in paragraph (a) of this Section 3, said construction or alteration work shall be deemed to be in violation of this covenant, and the person upon whose Lot said construction or alteration work was undertaken or performed may be required to restore to its original condition, at his sole expense, the property upon

The process for submitting an ACC request for changes is as follows:

MODIFICATIONS to your property (such as fences – there are 3 approved styles, 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. (The current ACC Committee Members are David Frohn 4023, Linda Pesoli 4000 and Sarah Roberson 4028). The ACC 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 and By-Laws along with an Architectural Control Request Form is available on the Springside website: <http://www.neighborhoodlink.com/smyrna/springside>

Neighborhood Watch

There was report of one car being removed from the street and package pirates at front doors. Homes and cars continue to be broken into in nearby neighborhoods. Please keep your eyes and ears open for any unusual activity in the neighborhood. If you see any suspicious activity or a safety issue do not hesitate to call 911 or the police. Thereafter, please contact a neighborhood watch member so that they can make sure it is conveyed to the entire neighborhood. Consider sending an e-mail to neighbors when going out-of-town to keep a watch on your home.

Committees: All committee reports were accepted.

Nominations and Elections

Chris Culver discussed the duties of the Board of Director's and the open positions. The floor was then opened to any volunteers or nominations for the board and committee positions.

BOD: Tamryn McGill volunteered to take over as President, Matt Hall volunteered as Treasurer along with the landscape committee and Susan Glass volunteered for Secretary.

Committees: Gregory McGill volunteered to be on the Landscaping Committee with Matt Hall.

Melinda Eidson volunteered for the Neighborhood Watch. Other members agreed to continue duties on their respective committees.

Elections: It was motioned and all BOD and Committee positions unanimously accepted.

Board of Directors

President: Tamryn McGill (4020) 404-934-9979

Treasurer: Matt Hall (4018) 603-244-9796

Secretary: Susan Glass (4016) 404-406-0576

Committees:

ACC: Linda Pesoli (4000), David Frohn (4023) and Sarah Roberson (4028).

Landscaping: Matt Hall (4018) and Gregory McGill (4020).

Neighborhood Watch: Kristin & Bryan LaBar (4004), Jessica Frohn (4023), Sarah Roberson (4028) and Melinda Eidson (4027).

New/Old Business:

- There was a suggestion of placing a warning sign of neighborhood surveillance at the entrances to the subdivision. All agreed the BOD will approve an appropriate design.
- There was a complaint again this year about the maintenance of mailboxes. A weekend neighborhood mailbox refresh (painting and repairs) is planned. Please contact Chris Culver and Jacqueline Taylor for details.

The meeting was adjourned at 7:45 pm.