

**Minutes**  
**May 27, 2025**  
**Spring Meadow HOA Board Meeting**

**Attendance:** Connie Erickson, President, Linda Howe, Secretary/ Treasurer, Jim Pannunzio, Chris Van Drimmelen, Craig Tress, Leo Sherry, Troy Bagnall, Tammy Quinn

**Hub City:** Lisa Hoefer

**Meeting Minutes:** The Board reviewed and unanimously approved meeting minutes from April 22, 2025.

**Homeowners Topics:** No Homeowners

**Open Action Items:**

**1 Reserve Study changes and updates:**

**Action:** Lisa updated draft revised Reserve Study of March 25, 2025. A previously approved Replacement Schedule by Year Costs was incorporated into 30-year Replacement Schedule.

**Decision:** The Board approved final revision of March 25, 2025, Reserve Study.

**2 Status of new SPM Facebook page**

**Action:** Chris and Leo were able to invite homeowners to the new group page. Currently, Troy, Chris, Connie, and Leo are administrators.

**3 Exterior Property Maintenance Resolution-review draft (Connie)**

**Action:** The document had to be revised to include fencing issues as a separate resolution due to the existing Schedule of Fine for fencing (\$50/mo.) that was different than proposed \$100/mo. for exterior maintenance violations (non-fencing)

**Decision:** The Board unanimously approved sending the document to legal for review. Connie will forward document to Lisa Hoefer, Hub City

**4 Hub City**

ACC requests – currently four requests for painting.

Outstanding Violations

**Action:** Lisa will send notice and pictures to the homeowner regarding fence in disrepair on Elk Run and initial fine process

Request by homeowner to waive late fees due to serious illness. All fines have been paid in full.

**Decision:** Board voted 7 to 1 (opposed) to reduce late fees by 50%.

**Decision:** Board voted unanimously to require payment within 30 days of notice.

**5 Board member replacement:** Bryan Longoria is no longer able to serve on the Board due to his work schedule. Connie will ask for his written statement of resignation

**6 CD renewal and investments; Linda**

Linda said the current CD needs to be divided into two CD's for more accurate bookkeeping per Smith & Co. The renewal rate will be 3.69 / 3.75%

**Action:** Linda will meet with the bank manager.

- a. The existing CD of approximately \$209,000 (used for Reserve Study funds) will be split into two CD's.
- b. One CD (for Reserve study) will be funded with \$154,000.

- c. Ten thousand (\$10,000) will be taken out of current CD and put into a designated savings account for investments.
- d. A second CD will be created with remaining funds of approximately \$45,000

**Decision: The Board unanimously approved Linda Howe to make the above changes.**

**The Board has approved these minutes for conducting the above financial transactions.**

## **New Business**

### **1. Newsletter and proxies**

**Action:** Connie will get a newsletter and revised proxy form to Lisa by June 9<sup>th</sup>

Hub City will mail proxies to homeowners with self-addressed stamped envelope no earlier than June 22<sup>nd</sup> and no later than July 8<sup>th</sup>, 2025.

### **2. Spam on website:**

Chris is finding spam on our website due to the lack of proper anti-spam software.

**Action:** Chris will purchase the appropriate website anti-spam software for approximately \$120/year.

**Decision:** The Board unanimously approved reimbursement of his costs.

### **3. Chinook Lien update:**

**Action:** Lisa stated the lien has been filed and recorded. The notice to the homeowner was returned. Lisa has resented the notice asking for address correction.

Meeting adjourned at 8:28pm

Next meeting will be June 24, 20215.