

Spring Breeze Community Association

Official Board Meeting Minutes

Meeting Conducted Online Through Zoom
Tuesday, September 14, 2021

Call to Order

Meeting called to order at 7:04 p.m.

Quorum

There was a quorum of 6 Board members present.

Board Members Present

Chuck Clark, President
Gail Riley, Vice President
Don Chiarella, Treasurer
Nathaniel Kuhn, Secretary
~~Linda Southworth~~
Drew Myers
Jon Sperling

Minutes

The minutes from the August meeting were approved.

Resident Comment

There was no resident comment.

Old Business

1. Disabled and untagged vehicles - Many vehicles tagged for tow have been removed as a result of tagging. Any remaining should be brought to the attention of the Board for further action.
2. SBCA Rules and Regulations - The Board will continue to work on updating the Rules/Regulations.
3. EV charging – The Board acknowledged the significance of building out electric vehicle charging stations in the years to come. Inclusion of such charging stations within the community was discussed but more information about available funding sources and the impact on existing parking spaces is needed before any further action can be taken.
4. Cable and phone utility boxes – Utility companies appear to have addressed the poorly maintained junction boxes.
5. Parking lot painting – We were notified on September 17, the parking line and curb painting is scheduled to begin on October 18 over a two day period.
6. Community tree pruning – The Board determined that the tree specialists did not take the time they quoted and billed for to do the work necessary, requiring us to reach out to get a partial refund. Additional trees may have been identified, requiring further work from the company.
7. Maintenance letters – Any remaining maintenance items brought to the attention of owners previously will need to be sent to the Kings Contrivance Covenant Adviser for further action. This will be done in small batches to avoid overwhelming the adviser.

New Business

1. 2022 SBCA budget – Following debate, the Board voted to endorse a 5% increase in the annual assessment to support the community’s ability to maintain common property. This will be included in the budget proposed to owners ahead of the Board’s approval of the budget. Additional future discussion on proper investment of the SBCA reserve balance will be needed.

Adjournment

The meeting was adjourned at 8:05 p.m.