

Spring Breeze Community Association

Official Board Meeting Minutes

Meeting Conducted Online Through Zoom
Tuesday, August 4, 2020

Call to Order

Chuck Clark called the meeting to order at 7:00 p.m.

Quorum

There was a quorum of six members present.

Attendees

<input checked="" type="checkbox"/>	Ron Vance, President	<input checked="" type="checkbox"/>	Anne Johnson
<input checked="" type="checkbox"/>	Chuck Clark, Vice President	<input checked="" type="checkbox"/>	Gail Riley
<input checked="" type="checkbox"/>	Terry Storms, Treasurer		
<input checked="" type="checkbox"/>	Linda Southworth, Secretary		

Minutes

The minutes from the previous meeting had been previously reviewed.

Election Meeting

This meeting was scheduled as the SBCA annual meeting. The requirement to conduct an election of the Board is that $\frac{1}{4}$ of the Spring Breeze homeowners participate through their attendance at the meeting or by submitting proxy votes prior to the meeting.

In addition to the six Board members in attendance, there were five owners who also attended by Zoom, and a total of nine people who had voted by proxy. **This did not meet the threshold of participants to allow the election to proceed.**

Since the election could not be held at this meeting, the Board will follow the community association rules and regulations next steps and schedule a second meeting. The requirements for conducting an election at a second meeting, when quorum has not been reached at the first meeting, is that Board members may be elected by the majority of those present.

A second meeting will be scheduled for September 15, 2020 and the management company will send out notification to all homeowners. The meeting will be held online by Zoom.

Old Business

Towing Company Contract

Signage provided and installed by the towing company contained some incorrect information. The management company contacted the towing company and was told this was their standard sign and any information that did not pertain to our community could be covered with tape.

Action Item

The Board will proceed to amend to the signs by taping over language that is incorrect.

New Business

Property Maintenance

It was decided that several trees will need to be pruned or removed. The cost of addressing all the trees that need attention was quoted to be \$24,000. The total amount currently budgeted for this maintenance is half that

amount. The Board discussed several areas with trees in need of immediate attention and they will be scheduled first.

Ron made a motion to have a single tree located near mailboxes treated for aphids on a yearly basis. The aphid problem causes the tree to drip sap on nearby cars and sidewalks and the Board voted to take this action as it will be significantly less costly to treat the tree annually than to have it removed.

Public Comment

Several homeowners attending the meeting described areas in need of maintenance, including a tree near 9781 which had damaged the sidewalk, fencing near the large retaining wall which was in need of repair, and a sinkhole near the bridge.

The Board will consider repairs to the first two areas, and the management company will be asked to contact the county regarding the last item.

One homeowner mentioned the ongoing problem with trash being strewn all over by vultures on trash and recycling pickup days. Chuck suggested purchasing lightweight signs to be installed in designated trash areas to remind residents of slide days, and that recycling put in plastic bags will not be picked up. The Board and public members in attendance were all very supportive of this suggestion.

Adjournment

The meeting was adjourned at 8:00 PM.