

# Spring Breeze Community Association

## Official Board Meeting Minutes

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Meeting Conducted Online Through Zoom  
Tuesday, November 10, 2020

### **Call to Order**

Chuck Clark called the meeting to order at 7:04 p.m.

### **Quorum**

There was a quorum of 8 members present.

### **Board Members Present**

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

### **Minutes**

The minutes from the previous meeting were approved.

### **Old Business**

- Parking Proposal
  - Board discussed the parking proposal as well as the responses that were submitted by homeowners, both positive and negative, and voted unanimously to reject this plan.
- Rules and Regulations
  - Board voted to begin a review and update of the Rules and Regulations beginning at the December meeting.
- Property Maintenance
  - Tree pruning and removal
    - Appalachian Tree Company will begin tree work December 21-23.
  - Estimates for replacement of the split rail fence on top of the large retaining wall.
    - None of the companies that were contacted have responded yet.
    - **Action Item** - Chuck will continue to reach out to get estimates.
  - Repair of concrete damage caused by BGE
    - Don at Tidewater was going to contact BGE, but we have not received any feedback from Tidewater on this issue.
    - **Action Item** - Chuck will reach out to Tidewater.

### **New Business**

- 2021 Budget
  - Budget was discussed and the following items were approved:
    - Increase budget allowance for line painting to \$8000.

- Increase budget allowance for tree care, which includes removal and replacement of trees, by \$2000.
    - Also approved was the removal of a willow tree which has the potential of causing damage due to expanded root system and replacing it with another tree.
  - Board unanimously voted against an increase in dues for 2021
  - **Action Item** – Budget will be sent to homeowners for their review. There will be opportunity for feedback and the budget will be discussed and voted on by the Board at the next Board meeting in December.
- Reserve Fund
- Discussion regarding how much money should be allocated to the Reserve Fund and how projects should be prioritized.
  - **Action Item** – Don will draft a proposed budget for the Reserve Fund with prioritized projects to be reviewed by the Board at the December meeting.

### **New Business**

- There was no new business.

### **Public Comment**

There was no public comment.

### **Adjournment**

The meeting was adjourned at 7:52 p.m.