

Spring Breeze Community Association Official Board Meeting Minutes

East Columbia Branch Library
Columbia, MD
January 30, 2019

Call to Order

Ron Vance called the meeting to order at 7:08 p.m.

Quorum

There was a quorum of six members present.

Attendees

<input checked="" type="checkbox"/>	Ron Vance, President	<input checked="" type="checkbox"/>	Gigi Arnone
<input checked="" type="checkbox"/>	Chuck Clark, Vice President	<input checked="" type="checkbox"/>	Robert Colbert
		<input checked="" type="checkbox"/>	Liz Klunk
		<input checked="" type="checkbox"/>	Gail Riley

Minutes

The minutes from the October 16, 2018 Board Meeting were approved electronically by the Board Members, with official approval at this meeting. Chuck with motion and Gail with second

2019 Budget Approval

- Budget was reviewed.
 - Chuck will validate the Postage and Coupon allocations
 - Budget to be adjusted, adding \$3000.00 from reserve to landscaping to allocate for necessary tree removal
- Budget was approved with motion from Liz and second from Bob. Majority affirmative vote to approve budget.

Old Business

Tree Removal/Pruning Proposal

Bob presented proposal with tree map. Per tree map majority of the trees are on common property. Discussion regarding timing of tree removal to align to tree replanting was discussed.

Action Item

Per above budget note – additional funds allocated to have common area trees removed.

Liz reminded Board that information from the Kings Contrivance Board Meeting, held in October 2018, contained information for tree grants and replanting assistance.

A final walk through will be done to confirm trees that are common vs. private property.

Parking Proposal

Gail and Gigi presented parking solution options to either allocate reserved parking or assigned parking (1 space per unit). Detailed maps were presented.

Action Item

There was a passed motion to revisit reserved parking at the February Board meeting to finalize and vote on a proposal for reserved parking and how to implement the proposal. The Rules & Regs committee is going to formulate one (or more) proposals on how reserved parking would be planned, implemented and managed. The Board will vote on proposal presentation in February to determine **whether or not to proceed** with a reserved parking plan.

Abate Standing Water in front of 9537-9547

Proposals for remediating the water were presented by Chuck from Atlantic Maintenance Group.

Option #1 – Remove and replace timber wall with new timber wall - \$9857.00

Option #2 – Remove and replace timber wall with segmental retaining wall - \$10887.00

The retaining wall is on private property. Board recommendation is no action on part of the Board or SBCA.

Action Item

Chuck will share proposals with homeowner.

New Business

Open Separate Reserve Fund Bank Account

Discussion on the benefits of placing reserve funds in a separate account, rather than a line item in budget in SBCA account. Benefits of additional interest and funds growth were discussed.

Board motion to proceed with identifying account type and options by Gail with second from Liz

Action Item

Chuck will ask Don (Tidewater) to obtain account options available for Reserve Fund.

Sidewalk Issue 9543

Standing water issue on sidewalk discussed. Assessment of issue needed to be rescheduled due to the weather.

Action Item

Chuck will follow up to have assessment completed

Legal Update

Contract is in place with Thomas Shield Group as SBCA Attorney.

- Don is working to transfer all the accounts to new attorney.
- Discussion inquiring if lien was collected from 9776 sale. From legal analysis this appears to be a dead issue, and any additional legal attempts to collect the lien would be more than the lien value itself. Board consensus to not proceed.

Snow Removal

Bob shared snow removal bill from Columbia Association for the January 12-14, 2019 snow event. Discussion on whether the fees charged were in excess of what the Board planned. It was agreed upon that the CA did an amazing job of keeping the sidewalks and roadways clear during the 8 inch snow event. Agreement to continue to have the snow removal company (CA) clear the common area walkways. Risk of injury if homeowners do not clear walkways outweighs the cost of intermittent snow removal.

Adjournment

The meeting was adjourned at 8:30 PM