

Spring Breeze Community Association

Official Board Meeting Minutes

Howard County East Columbia Branch
Columbia, MD
Tuesday, January 28, 2020

Call to Order

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

Quorum

There was a quorum of five members present.

Attendees

	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		

Guest: Laura Parrish, Covenant Advisor, Kings Contrivance Community Association

Minutes

The minutes from the previous meeting were not available and will be sent to the members for their review.

Old Business

Parking Review

The Board decided to hold a special meeting to allow the Board to hear from residents about the parking proposal. This meeting will be held at Amherst House on March 3rd.

Action Item

The Management company will be directed to send a mailing to all homeowners announcing the March 3rd meeting.

After that meeting the Board will update the Parking FAQs on the website and within 10 days the Management company will be directed to mail ballots to all homeowners to vote on the proposal.

Reserve Study

After a review of the Reserve Study it was noted that some of the assets included in the study are not Spring Breeze properties.

Action Item

The Board will contact the company that provided the reserve study and correct the information and request that they adjust their report with this new information.

Vehicles With Expired Tags

Vehicles with expired tags are parked in the community.

Action Item

The SBCA will contract with a Towing company to tow vehicles in compliance with Howard County towing regulations.

Treasurer's Report

Attorney fees for collections and board advisement were significant in 2019.

Other notable expenses in 2019 included repairs/maintenance of the stairs between Early Spring and Sea Shadow.

Committee Reports

Rules and Regulations Committee

Proposed rules and regulations will be discussed at the next board meeting on (to be determined).

Community Outreach

No report from the Outreach Committee.

Landscaping/Properties Committee

No report from the Properties Committee

The Board discussed their concern that some property owners have been in violation of the covenants and never responded to requests to correct them last June.

Action Item

The Management company will be directed to complete another property inspection in March and then conduct a follow-up inspection within a specified period of time to confirm the required repairs or improvements have been made.

Laura Parrish told the Board that we could forward information to her regarding homeowners who were in violation of the covenants, had been advised of the violations multiple times, and failed to correct them.

New Business

Responding to a request from a homeowner, the Board reviewed information regarding adding electric charging stations for electric vehicles. Laura Parrish provided information from other communities which are in the process of considering installing them and communities which have already installed them. The Board acknowledged the cost for installing these stations could be mitigated by rebates, but it was decided to put this decision on hold for the time being while more information was gathered.

Public Comment

No homeowners attended the meeting.

Adjournment

The meeting was adjourned at 8:00 PM.