

# Spring Breeze Community Association

## Official Board Meeting Minutes

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Columbia Library  
Columbia, MD  
May 7, 2019

### **Call to Order**

Chuck Clark called the meeting to order at 7:30 p.m.

### **Quorum**

There was a quorum of five members present.

### **Attendees**

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

### **Minutes**

The minutes from the previous meeting was approved.

### **Old Business**

#### **Parking Review**

Board discussed attorney's review and need to change bylaws if a space is assigned to each townhome. Motion was made and carried to move forward with a proposed reserved parking plan and use of hang tags.

Motion made and approved to provide community opportunity to provide input and owner vote on the proposal.

#### **Action Item**

Proposal will be described in Newsletter and homeowners will be directed to provide input via SBCA email. Input will be posted on the SBCA website [www.springbreeze.org](http://www.springbreeze.org) and a meeting to discuss the proposal will be held prior to a vote of owners.

Chuck will work with Don Gentry at Tidewater to prepare and send ballots to homeowners.

### **Committee Reports**

#### **Rules and Regulations Committee**

There was no Committee Report.

#### **Community Outreach**

There was no Committee report.

Tidewater indicated that the Newsletter can be distributed by them via email, but that they only have 74 homeowner emails out of 131. Unsure if a cost is involved.

#### **Action Item**

Chuck will check back with Tidewater to confirm this information.

Board determined that direct delivery of the newsletter would continue to be the best option for the time being.

Linda will prepare the next Newsletter.

#### **Properties Committee**

There was no Committee Report.

Community property and common area reviews will be completed in May. Tidewater will send letters to homeowners to notify them of violations.

The Board agreed to give homeowners 60 days to comply (except grass cutting and debris removal).

#### **Action Item**

Tidewater will send letters to homeowners in June.

#### **Handicap Signs**

Handicap spaces do need to be designated and that requests should come to the Board for approval.

#### **Commercial Vehicle Parking**

Ron reported that he contacted Kings Contrivance concerning this issue and was told that commercial vehicles cannot be parked on public roadways, but that this is not a Board enforcement issue.

#### **New Business**

Two Board members, Bob Colbert and Gigi Arnone, have sold their homes in Spring Breeze they and will resign from the Board in June.

Bob provided a 2 year old architectural drawing of the pathway that will be constructed by Columbia Association in the park adjacent to Early Spring Way.

#### **Action Item**

Board needs to follow up with Columbia Association to ensure the new path connects to the SBCA sidewalk at the front of SBCA property.

#### **Elections**

Election of Board members will be held at the annual meeting in June.

#### **Action Item**

Tidewater will mail ballots to homeowners.

#### **Public Comment**

No homeowners attended the meeting.

#### **Adjournment**

The meeting was adjourned at 8:35 PM.