

**MINUTES OF THE ANNUAL MEETING OF THE SPRINGS HOMEOWNERS ASSOCIATION  
24 FEBRUARY 2018**

Roland called the meeting to order at 7:00 pm.

Board members present: Freeman, Hoppensteadt, Roland, Shanus

Board candidate nominees present: Karl Svatek

Roland welcomed the attendees and invited first-time participants to introduce themselves. Roland then called for committee reports

**ARCHITECTURAL REVIEW COMMITTEE:** Freeman reported that three houses were under construction, with others preparing to start.

**INFRASTRUCTURE AND ROADS COMMITTEE:** Freeman reported that the state has notified us that work will begin soon to repair the flooding problem on the north side of The Springs entrance on Route 8. One member in the audience reported that the resurfaced section of Sierra Trace has suffered the same cracks completely across the road that was there before the repair work. It was generally agreed that some underlying geological problem seems to beset the roadbed. More comments were made on the crack-sealing done during recent road repairs. David Pflumm reported that the IRC intends to do spot-resealing to address those problems. Another member reported that the temporary resealing of the cracks in the tennis courts seems to be holding.

**RECREATIONAL FACILITIES COMMITTEE:** Hoppensteadt reported that repairs to the clubhouse will finish soon, completing a series of projects, inside and out, that have restored the building to practically pristine condition. Chair David Stephens reported that he is stepping down.

**SECURITY COMMITTEE:** Shanus reported that the cameras at the front gates are now working effectively, after fits and starts getting the system to function as advertised. He also reported that members with access to boat storage have gone off and left the gates open, a serious security breach. Walt Krueger reported that local law enforcement is having increasing trouble with undesirables moving into the local area. It is a time for increased attention to local security.

**SOCIAL COMMITTEE:** Roland reported that the Social Committee has its events planned and members assigned for all of the regular events in the coming year. He noted that refreshment for the annual meeting was again provided by the committee. Liz Roland confirmed that all is going well.

**SPRINGS BEAUTIFICATION GROUP:** Patsy Johnson reported on the work accomplished by the group this year, highlighting plantings of annuals at the front entrance and around the clubhouse. Plans for the coming year are well developed.

**COMMUNICATIONS COMMITTEE:** Roland reported on behalf of the committee that it continues its exemplary work and will be recruiting a third member to replace the departing David Pflumm.

**FIREWISE:** Shanus reported that most of the work previously performed by Firewise has been completed. He noted the excellent contributions made by Walt Krueger and the Healing Springs Volunteer Fire Department (HSVFD) in making improvements at The Springs that resulted in better home insurance rates for most

residents. Walt Krueger asked for residents to think about expressing their appreciation to the HSVFD for their voluntary and exemplary service to the community.

**FINANCE COMMITTEE:** Hoppensteadt reported that copies of the annual financial report were not available but would be emailed to anyone requesting a copy. A sign-up sheet for copies was circulated. Hoppensteadt then reported orally that the financial record for the year remained reassuringly stable and sound. He entertained and answered a few questions from the attendees.

**NOMINATING COMMITTEE:** Roland reported that the committee had recruited two candidates—Karl Svatek and Caron Myers—to stand for election to the Board to replace himself and Hoppensteadt, who are stepping down.

### **OLD BUSINESS:**

Roland reported that the Board had taken preliminary steps to evaluate the condition of the tennis courts and determine a course of action. An engineering study of the current cracks in the courts and the underlying causes suggested that a major repair project was necessary to stabilize the courts. Before taking that step, the Board concluded that a long-range study of The Springs recreational facilities was in order. In the coming year, Roland will work with a committee of The Springs members to consider possible courses of action over the next ten to twenty years. The goal of this study will be to gather information and present a range of options for consideration by the Board and the community at large. It is expected that these options will be available for consideration by the end of this calendar year.

Roland also reported that planning had been underway to propose one or more revisions to the bylaws for adoption at this meeting, should a quorum be achieved. But a preliminary count of proxies proved to be overly optimistic. No quorum was achieved, so no motion to amend was offered. Roland further reported that in the pursuit of these amendments, it was discovered that the bylaws are in need of a thorough overhaul. He hopes to work with Curtis Ish and others in the coming months to prepare a comprehensive revision of the bylaws for consideration by the Board and the membership at large.

### **NEW BUSINESS**

Roland called for new business. There was none.

### **ELECTION OF NEW BOARD MEMBERS**

Roland presented the slate of candidates for election or re-election to the Board:

Anthony Freeman  
Curtis Ish  
Caron Myers  
Joel Shanus  
Karl Svatek

Charlie Ryan moved approval of these five candidates by acclamation. Diane Getz seconded the motion. The motion was approved by acclamation.

### **QUESTIONS AND ANSWERS**

Roland asked for questions or observations. One member asked about the HOA Board's snow-removal policy. A lively exchange ensued. Most who spoke voiced strong support for plowing on all streets in The Springs with residences, as opposed to the basic circle outlined in the Board's current policy. Most speakers presented this as a safety issue. Roland and Hoppensteadt spoke of the non-resident property owners who felt that snow removal was a responsibility of the residents, not all dues-payers. Krueger reported that the current removal policy does not ensure access of emergency vehicles to all residents of The Springs in bad weather. Roland assured all that their views would be taken into consideration in continuing efforts to try new techniques for clearing the roads and to seek alternative solutions. Dan Field recommended collection and promulgation of a list of volunteers who had four-wheel-drive vehicles and were willing to help out neighbors in bad weather.

Roland adjourned the meeting at 8:30 pm.

Respectfully submitted,

Alex Roland  
Secretary Pro Tem