

Board Meeting
Section B Spring Grove Farm Homeowners Association

18 Sept 2023

Agenda

1. **Call to Order** –
2. **Business Brought by Members** in attendance (2 Minutes each, maximum) –
3. **Review Meeting Minutes** – August Meeting Minutes Review
4. **Review Schedule of 2023 Future Board Meetings** (1 minute) – 23 October
5. **Financials Review** – Lawyer will file lien on 506 Cindy Ct for 2023 assessment and follow up with civil suit for back assessments.
 - **What to do with two remaining two 2023 AR?**
6. **Architectural Compliance** –
 - a) **Pre-sale Compliance Inspection(s) & Exterior Improvement Application(s)**
 - 226 Luara Anne Ct – Approved 3 – 0
 - 1919 E Beech Rd – Presale Approved 3 – 0
 - 211 Amy Ct - Pre-sale Inspection on going. Approved 3 – 0 Current owner has assumed responsibility for all corrective action. Awaiting owners repairs.
 - Buyer is taking responsibility of property boundaries.
 - EIA to for Crypt Mertle (2) - Approved 2 – 0 – 1
 - EIA for staining deck and window trim. Approved 3 – 0
 - b) **Applications for Changes to Exterior**
 - 405 Gary Ct – R&R Windows – Approved 2 – 0 – 1
 - 403 Gary CT – R & R Fence – Approved 2 – 0 – 1
 - 201 Elizabeth CT – R&R Garage Doors – Approved 3- 0
 - 1927 E Beech Rd – Install Fence – Approved 3 – 0
 - 112 Sue Ann Ct – Violation Removed – Shed is in compliance.
 - 1925 E Beech – R & R Garage Doors. Approved 3 – 0
 - c) **Complaints and Compliance** –
 - **1802 Lisa Gaye** – Installed Shed – No EIA and violation #3 sent 28 July 2023 of setback. **Lien Drafted, Notified County.**
 - **506 Cindy Ct** – Installed side garage door without EIA. Violation Letter sent requesting EIA, 2nd Letter sent 23 June, 3rd Letter sent 23 July, \$300 fine each for garage door, installed sidewalk along garage and cut two mature trees with no EIAs. 15 Sept requested accountant send bill with 1 Oct payment. Lien Drafted and notice sent of lien posting 1 August. Notified county of possible overcrowding, illegal use of garage and illegal activities. New Violations – removed two trees in backyard, installed heat pump to garage, removed window installed French doors and steps, installed concrete patio. **Violation #3 sent response 1 October.**
 - **217 Elizabeth Ct** – See below. Send updated Violation Letter Oct 2022. **Stated all corrections taken.** 6” – 8” against foundation erosion is still an issue. Painted Garage Window still needs to be corrected. **Final notice 15 Sept 2023, fines start 1 Oct 2023.**
 - **206 Laura Anne** – Sent violation notice to complete window trim painting and gutter repair. Sent violation #9 sent 15 Sep to complete 1 Oct 2023, violation fines will commence.
 - **503 Cindy Ct** – Backyard lawn overgrown (Corrected) & Siding cleaning and multitude of violations. **Sent final violation w/ 1 Oct response and fine of 10/day (\$300) will commence on 36 separate violations.**
 - **105 Amy Ct** – Siding (Exterior Maintenance) needs to be clean, front porch columns replaced without permission, no EIA submitted, are not in compliance. **Violation #1 letter sent 15 Sep about columns and siding maintenance, response by 31 Sept 2023.**
 - **406 Gary Ct** – Drafted Information letter on HOA Chicken Policy (Suspended), **Violation #1 shed, and seasonal water equipment not properly stored sent 28 July 2023.**

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- **1916 E Beech Rd** – Incomplete EIA requirement after removing trees and bushes to restore ground. Violation #1 sent 20 Aug, completion 1 Oct 2023.
 - **1942 E Beech Rd** – No EIA to removed landscaping (side & front of house) Violation #1 sent 20 Aug 2023. **In discussion with BoD on corrective action.**
7. **New Business** –
- Requested Davey inspect woods off Lisa Gaye, across Cindy Ct, for invasive vines growing on trees.
8. **Action Items** –
- On-going study considering use on credit card payment for annual dues.
9. **Closed meeting of Directors and/or Officers** if necessary –
10. **Adjourn** – 8:10 PM

217 Elizabeth Ct –

- 12) Steps and landing to walkout from basement need to be clean. Same black growth as was on the house, spores will cause new growth.**
- 13) Garage door plastics door trim is torn and needs to be replaced.**
- 14) Garage door need paint removed from windows.**
- 16) Severe erosion at stoop, front of house and foundation.**