

SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S QUARTERLY MEETING
13 APRIL 2022
MINUTES OF MEETING

CALL TO ORDER

The quarterly meeting of the Springfield Station Homeowners Association (SSHOA) Board of Directors (BoD) meeting was called to order at 7:35 pm, April 13, 2022.

1) Attendance

Attending SSHOA Board Members: John Giuliani (President); Geoffrey Ballou (Treasurer); and members at-large: Jim Klein, Manny Pablo, Rick Kenney, Vicky Johnson, Dan Germain, Chuck Brackett, Trudy Stellar, and Taylor Chasteen. The meeting was held on Google Meet due to the ongoing coronavirus pandemic.

2) Approval of Minutes

2a) Minutes of the last SSHOA BoD meeting were corrected for the spelling of Manny Pablo's name spelling.

Motion: Moved by Jim Klein, and seconded by Manny Pablo to approve the minutes of the previous SSHOA Board meeting on January 25, 2022.

2b) Dan Germain can now post them on the SSHOA website www.springfieldstationhoa.org

REGULAR BUSINESS

3) Financial Report

3a) Geoffrey Ballou reported that there is \$53,436 in the SSHOA General Fund, of which \$19,904 is in the mini-court fund, and \$24,256 in the Capital Improvement fund.

3b) Geoffrey Ballou reported that there were no unexpected expenses.

3c) He will send the spreadsheet to everyone's individual email due to trouble in the past.

4) Dues Letter

3a) Upon review of the dues letter, the only recommended change was to add for the cleanup day that volunteers should initially meet at the sports court to help haul trees, branches, etc. to the curb. A sample dues letter is attached as part of the minutes.

3b) Jim Klein wrote up a SSHOA News flyer to be included in the dues notice. The flyer is also attached as part of the minutes.

3c) With the change in 3a) the letter was approved. It will be printed up along with the HOA newsletter and given to John G. He will send out a note inviting Board members to come to his

house to fold and stuff envelopes. The goal is to get the dues notice and SSHOA news flyer out by May 1.

3c) The sign will go out by the Sports Courts at the beginning of May to announce the dues notice and Spring Clean Up day on May 14.

5) Spring Clean Up Day

5a) Chuck Brackett stated that arrangements have been made for the trash trucks and the two tip fee waivers are in hand.

5b) Tree trimming of limbs from the east side of the Sport Court will need to be done prior to Spring Clean Up day. Volunteers will meet at the Sport Court early on May 14 to haul debris to the curb.

[Motion: Moved by Vicky Johnson, and seconded by Jim Klein, with unanimous Board approval to give tips of \\$20 tips each to the drivers of the trash trucks.](#)

5c) The food trucks and proposed picnic will postponed until the annual meeting in September.

6) Sport Court

6a) There are now locks on the two gates provided by Jim Klein.

6b) Jim Klein has been taking internet requests for the combination to the locks and the addresses are being imported into a spreadsheet. Dan also advised that a lot of the information from the web is being maintained in spreadsheets. That way, once the combination is changed, an email can be easily distributed to all approved holders. Dan Germain will clean up the email addresses on the spreadsheet and place an Excel file with comprehensive data on Google Docs. The email address can be used as a check on an applicant's membership in the SSHOA.

6c) The question arose, do we need a more sophisticated locking system. Jim Klein had two quotes for automatic closing doors with cipher locks. These ranged from about \$3,000 to \$13,000. Since there have been less than 30 requests at this time, a more expensive locking system may not be necessary.

6d) The leaf doors were broken by someone to get into the court, but have been repaired by Jim Klein and Taylor Chasteen, so that is no longer a possibility.

6e) Jim Klein will add a note to his email replies containing the combination that people should send any complaints regarding entrance to and behavior on the courts to the Board via the website.

6f) There was discussion on signage, but no agreement was reached. Some items that will be on the sign is no smoking, no vaping, and no trespassing. Should dogs be allowed was a major concern. Further discussion occurred at the end of the meeting and is noted below.

6g) Heavy duty pickle ball net was discussed to replace the flimsy one someone had voluntarily provided because that one was now broken.

Motion: Moved by John Giuliani, and seconded by Jim Klein, to purchase a heavy duty pickle ball net with wheels for the Sport Court.

6h) Vicky Johnson will look into and share information with other Board members on possible soccer nets that could be put in the grassy area behind the sport courts (where the basketball court used to be.)

7) Landscaping Common Areas

7a) Jim Klein is the new POC with Premium Landscaping. Areas that need to be worked on include the path from the sport court to Whitson.

7b) The tot lot will be mulched in the near future. Jim Klein will contact Premium for weeding and mulching the tot lot, which is generally done each year. A past bid was for \$1300 to mulch the tot lot including weeding, a pre-emergent, and special playground mulch. If it includes the Springfield Monument, it may be \$1800.

7c) Water that pools near the Sport Court is a concern because in winter, it can flow onto the sidewalk, freeze and pose a safety concern. Jim Klein said he would talk to Premium Landscaping as correcting a situation like this was referred to in Premium's literature, and maybe they could come up with a solution. If not—then the engineer might be called for.

Motion: Moved by Trudy Stellar, and seconded by Jim Klein, with unanimous Board approval to spend up to \$300 on a consultation by a civil engineer if Premium cannot provide a solution and the problem persists.

8) Paths and Stairs

8a) Steps to the Sport Court and Langsford Court are in disrepair and the latter stairs may require 20 bags of stones and some wood.

Motion: Moved by Dan Germain, and seconded by Manny Pablo, with unanimous Board approval to spend up to \$200 on stones and wood to fix stairs.

8b) It may be time to seal the path, but it will be postponed for a while. Last time in 2013, the cost was about \$4000.

9) Other Items

9a) The Board welcomes Rick Kenney as a new member-at-large.

9b) There was a lot of discussion on should dogs be allowed on the sport court. As with other things, a few owners who do not pick up after their dogs make it bad for the responsible dog owners. The big concern was the HOA's liability if a dog should bite someone. The county has a long list of things that are prohibited, and the HOA could not enforce all of that. And this is not county land, it belongs to the HOA. It was agreed that this decision would be put before the community and the annual meeting in September.

ADJOURNMENT

Motion: Moved by Dan Germain to close the Board Meeting, and seconded by Jim Klein. The meeting closed at 9:00 pm.

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Respectively submitted
Vicky Johnson and John Giuliani