

Springs of Cambridge HOA Minutes
Meeting 6/09/2021

Time called to meeting 6:10

Attendees: Dan Quigley Wade Etheredge
Christy Rhoades Jonathan Lane
Keith Matthews Kathryn Montgomery
Nick Weybright Cory Collins

- Financials
 - Previous financials were reviewed and approved by Wade.
 - Current HOA fee amount was discussed. Dues were lowered in 2017 and have not been reviewed or adjusted to meet any expense increases. Wade will review budget for increase proposal and have available for July meeting.
 - Reserve funds showing as an expense; need to be moved. Accrual to match income received in 2020.
- Security Camera System (Flock Safety)
 - Town Hall Meeting held on 6/8/21. Seemed to have more input from community on topics other than Flock Safety system. No strong objections received.
- Section 12
 - Cory to provide estimated amount for assessments for private roads and entrance. **update received from Cory on 6/21** Cory communicated with E&B Paving, whom is responsible for paving new road in July 2021, and inquired about estimated costs for maintenance. It was established that the roads would need to be re-sealed every 3 years with a cost of \$5000.00. A \$50/ annual fee from residences would be enough to fund this expense. Question raised as to whether this should be implemented on the other private roads; to discuss in July meeting.
- Social Committee items:
 - Concert in park scheduled for 6/18/2021. Dan's Indy Food Truck will be vendor; no minimum requirement. Signs to be placed 6/9/2021.
 - Next concert:
 - 8/14: band will be Project 19. Keith to confirm food truck will be onsite again.
 - Christy reviewed with Sarah ideas of Food Truck Friday's, Bagels Saturday; committee to provide details and dates and type of communication to homeowners. Need confirmation SC is handling.
 - Dan Q to order new signs for neighborhood events.
 - 4th of July event: two shows are scheduled for neighborhood viewing. 96th and Olio bridges will not be closed for pedestrian traffic. This reduces viewing for those not on water.
- Architectural:
 - Dan to provide draft of updated architectural guidelines.
 - Mailbox maintenance: board reviewed options of responsibility and determined homeowner is responsible. Information for paint and store for purchase to be posted to website.
 - Dead tree in park. Dan to contact PJE to have removed and continued upkeep.
 - Keith to supply contact for gazebo and bench repairs.
 - Issue regarding roof solar paneling discussed. Dan to gather additional information and legal opinion from attorney. To be discussed in next meeting.
- Next meeting scheduled 7/21/2021 at Christy Rhoades home, 10542 Aeronca Lane.