

Approved Minutes
Annual Meeting

Spring Hills Estates Road Improvement and Maintenance Association, Inc.

September 17, 2023

- Call to Order: Lisa Taylor-Cunningham, President, called the meeting to order at 3:04 pm. The meeting location was 4700 Silver Spring Circle with remote option via Zoom available.
- Roll Call: Dianna Sommer, Secretary, reviewed proxies and accounted for shareholders in attendance via in person and via Zoom. Attendance consisted of five (5) in person, six (6) via Zoom, and fourteen (14) proxies, for a total of twenty-five (25) shareholders represented. Twenty-two (22) homeowners are needed to reach a quorum. Dean Carson moved to certify the quorum and Pat Abood seconded. The quorum was certified as attained at 3:10.
- Approve Agenda: Lisa Taylor-Cunningham asked for review of the agenda. There were no comments or changes requested. Glen Turner moved to accept the agenda as written, seconded by Diane Carson, and was approved without objection.
- Approve Minutes: Lisa Taylor-Cunningham asked for review of the Draft minutes of the 2022 Annual Meeting. There were no comments or changes requested. Glen Turner moved to accept the minutes as submitted, seconded by Kerry Sticka, and the motion was approved without objection.
- President's Report: Lisa Taylor-Cunningham reported that 2022-23 was a very challenging snow year. We will discuss this in the Road committee business.
- Northern Edge, our current snowplow contractor, has submitted a bid to continue plowing and sanding at an increased hourly rate, not unexpected in this environment. We have also received a second bid for snow blowing from G.E.M, a contractor that does a lot of work in the neighborhood.
- Lisa reminded everyone that they are responsible for maintaining their property all the way to the road. This includes maintaining the ditch, mowing and removing small trees that grow from time to time.
- Also, covenants forbid the placing of signage in yards. This is an important reminder given we are entering an election cycle. This does include all signs, including "Children at Play" signs, **with the exception for small security signs allowed in the front yard.**

We have had problems with bears and trash. Please make sure your bear locks are in good working order and if you don't have a locking trash can please wait until morning to put it out. Bears have even been interested in recycling.

Although we did not do paving this summer, we did a lot of crack sealing. The Vendor, Superior Services, did a great job. Well done to the Road Committee.

Treasurer's Report: Pat Cunningham, Treasurer, went over the actual expenditures in the budget. INCOME: All assessments were collected, with the exception of two. Both homeowners been informed. One homeowner believes that we are in error and will provide documentation of payment. If 2022-23 payments aren't made by October 1, a formal second letter will be sent. The final step will be putting a lien on their property.

Next year's proposed budget includes \$25,000 as a placeholder for overlay paving and \$5,000 in crack sealing.

The plan is to overlay the subdivision on a rotating basis until all areas are overlaid, then start the cycle back up, unless other areas warrant immediate attention. This was delayed to 2022-23 at the recommendation of the Road Committee.

It is proposed to keep the dues the same as last year, **\$950 per lot**. Payment is due in 30 days.

Chris Bond motion to approve the proposed budget. Dean Carson seconded. The proposed budget was opened for discussion.

Lisa Taylor-Cunningham asked for a vote to approve the proposed budget as written, budget was approved without exception.

Old Business:

Snow Removal

Dean Carson gave a review of the difference between snow blowing and snow plowing. Snow berms at the end of the driveways continue to be the top complaint with homeowners. Berrie Colyar sent a note to that effect and several homeowners agreed in expressing dissatisfaction. Dean Carson commented that some homeowners push the snow from their driveway into the road. PLEASE DON'T DO THAT. It makes plowing much harder and can actually result in berms.

Road Repair Activity – No paving was done this year. We did receive a quote for paving at \$1.92/sq ft. We do expect to pave in 2024, probably on Spring Hill Drive. We did have significant crack sealing done.

NextDoor App – Dianna Sommer said that she could not find a way to make our NextDoor app a Spring Hill only group and asked for ideas. Two suggestions were put forth, Terry Sticka recommended the REMIND

APP. It is used by Youth sports organizers to send private group messages. He will provide info on this. Glen Turner suggested WhatsApp as another alternative and will take the lead on providing information.

New Business: Snow Removal -

We have received two bids for this winter's snow removal, one from our current plowing company, Northern Edge and the other from a snow blowing company, Glaciers Edge (G.E.M). There was lively discussion about each method. Many were dissatisfied with last year's service. Residents on Spring Hill Drive reported having trouble getting out of the subdivision and cars sliding into mailboxes. Reports from Silver Spring Circle and Golden Spring were not so bad. Could be time of day, people with school age children and early jobs had more trouble. Clearly ice and rutting were a problem at times. Pat Abood was able to use his contacts to get a grader. Northern Edge owner, John Webster contacted Pat A. about their performance last year and said they were working on getting more equipment.

Glacier's Edge snow blowing proposal is more expensive but less likely to leave berms. There is, however, the unknown of a new vendor and specifically the "risks" of blowing snow, specifically the potential of broken driveway light and more grit left in the lawns in the spring. After discussion, a straw poll of the group indicated an interest in pursuing the snow blowing options via G.E.M.

Fabiana Gaudin, Susan Miller's tenant, said she would like to recommend a third plowing service that is located off of Our Road. She was asked to provide contact information to the road committee so they might contact the company. Pat Abood, Dean Carson and Mike Robbins will continue to serve on the Road Committee.

The Road Committee will review the bids and contact the vendors to get clarity on costs.

ACTION: Lisa proposed that the road committee get together in the next two weeks to understand the criteria, proposals and compare costs and give a recommendation.

Subdivision Entry Maintenance – Lisa asked if there was anything to be done to improve the Abbott entrance to our subdivision. Longer term residents pointed out that this has been a lively topic of the years. The right of way is owned by the State of Alaska and it abuts to private property. There is no place to put signage. Owners at the entrance are encouraged to maintain all the way to the edge of their property.

Speeding on Spring Hill Drive – Three crashes were reported last winter on Susan Miller's property, one taking out the mailbox. Question as

to we can put up more signs to reduce speed? Diane Carson suggested we ask the city to reduce the speed through the neighborhood to 20 mph.
Action: Request the city lower speed limit and put up new signs.

Striping - City is responsible for striping. Request made that we ask city to put striping speed humps on their list for next season.

Covenant Waiver request from 4601 Golden Spring Circle – The Olson/Hyon family are in the process of building a garage in the back of their house and are requesting a waiver to allow them to put in driveway access from Jupiter Drive. This driveway will not go through to the current and thus not be a thoroughfare. This change has been approved by the city.

Homeowner pointed out that the driveway from Jupiter would be much shorter than having to go all the way around the house and into the back.

Bylaws Section 19: Access to Lot: Only one access driveway shall be permitted for each lot in the subdivision, except in the case of a circular drive.

Discussion was around making an exception on a case-by-case basis rather than changing the covenants. It was also expressed that the time to consider all of this was before and not after the fact.

This issue has been forwarded to the attorney for the subdivision to advise on our options and we have not yet received any reply.

Election of Directors: Three positions on the Board are open for 2023-2024.

Glen Turner nominated all the members of the current board to remain. Therefore Lisa Taylor-Cunningham, Patrick Cunningham and Dianna Sommer were nominated and accepted.

Lisa mentioned that she and Patrick may be leaving in 2025 and likely would not seek reappointment to the board next year. We are starting the pitch for new board members early!

Next Meeting: The next Annual Meeting will be held on the third Sunday in September per the By Laws. This will be September 15, 2024, at 3:00 pm, location TBD.

Adjournment: Glen Turner motioned to adjourn the meeting seconded by Diane Carson. The motion was approved unanimously. The meeting adjourned at 4:40 PM.