

Approved Minutes
Annual Meeting

Spring Hills Estates Road Improvement and Maintenance Association, Inc.

September 18, 2022

- Call to Order: Lisa Taylor-Cunningham, President, called the meeting to order at 3:09 pm. The meeting location was 4701 Golden 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 seven (7) in person, seven (7) via Zoom, and fourteen (14) proxies, for a total of twenty-eight (28) shareholders represented. Twenty-two (22) homeowners are needed to reach a quorum. The quorum was certified as attained at 3:12.
- Approve Agenda: Lisa Taylor-Cunningham asked for review of the agenda. There were no comments or changes requested. Tod Burnett moved to accept the agenda as written, seconded by Pat Abood, and was approved without objection.
- Approve Minutes: Lisa Taylor-Cunningham asked for review of the Draft minutes of the 2021 Annual Meeting. There were no comments or changes requested. Glen Turner moved to accept the minutes as written, seconded by Patrick Cunningham, and the motion was approved without objection.
- President's Report: Lisa Taylor-Cunningham reported that 2021-22 was again a year of transition with three new board members/officers. There was a steep learning curve, but things are now, having been through a cycle, running smoother. The treasurer, Whitney Powell, resigned on March 21st and Patrick Cunningham (4701 Golden Springs Circle) assumed duties. This is documented in minutes from the special board meeting held on March 21st.
- Lisa stated that the Association has received a proposal from Northern Edge to continue plowing and sanding at increased hourly rate, not unexpected in this environment. The Board will meet following the Annual Meeting to finalize the contract.
- Lisa reminded homeowners about several sections of the covenants:
- Section 18:** It is the property owners' job to maintain the common area and ditch in front of their property. Please do your best to maintain your property for the good of all.

Section 20: No signs are allowed in the neighborhood, in yards or common areas except Real Estate signs. Diane Carson pointed out that it was agreed that security signs, such as ADT, were allowed. This was one of several proposed amendment changes from previous years.

Currently there are signs on Spring Hill Drive referencing Children at Play. There need to be removed. The Board will check with the municipality

Lisa stated that these changes to the amendments will be reviewed and put forward in the coming year as appropriate.

Section 22: No living trees, larger than six inches (6") in diameter as measured three feet (3') above the ground may be removed from any lot except for the construction of the principal dwelling driveway and septic tank systems.

Marion Jones said that she had previously worked with Joanna Hinks and Mike Robbins to submit new wording on when infested trees can be cut down. These changes appeared in the minutes from the 2020 Annual Meeting and were read out.

Upon confirmation of spruce beetle infestation from a qualified expert, spruce trees of any diameter that are heavily infested, dead, dying and/or present a fall or fire hazard risk should be removed from the property at the owner's expense

Tetyana Robbins commented that all dead trees should be removed to minimize the fire risk and minimize reinfestation in their yard and their neighbor's yard. She suggested that we change the word "should" to "shall". It was pointed out that this should be discussed under New Business.

Lisa Taylor-Cunningham brought up an adjacent property owned in Trust by Alaska Family and Child Services. There is significant spruce beetle kill on their property and preliminary discussions find them willing to address the problem. Consensus was that Lisa should contact them about moving forward with removal and potential access through our subdivision.

Karen Bond offered to do some background work to see if the Trust actually has money to work this issue. It was pointed out that Alaska Firewise may have grants to help cover some costs. These grants are believed to be renewed each year.

Overall a lively discussion about tree removal.

Treasurer's Report: Pat Cunningham, Treasurer, went over the actual expenditures in the budget. INCOME: All assessments were collected, with the exception of

one. One homeowner is unsure that they paid and we are missing one. We will continue to pursue. EXPENDITURES: Plowing and Sanding were higher this year because of the amount of snow we had. Sweeping was also higher. No paving and patching was done this year but is planned for 2023.

The proposed next year's budget includes \$22,000 as a placeholder for overlay paving, no specific areas have yet been identified. In general, everyone agreed that the roads are in pretty good shape. 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.

It is proposed to keep the dues the same as last year, **\$950 per member**.

Glen Turner 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:

Snowplowing

Tetyana Robbins brought up the snow berms that were left at the end of the driveway by the street plow. This didn't happen when Northern Edge did both the roads and driveways.

Frontier Plowing is willing to do individual driveways for 2022-23. Their contact is Dolores Webster 907-351-5207

Diane Carson brought up potentially using a snow throwing company versus a snow plowing company. Other neighborhoods have used them. They have been using Glaciers Edge for their own driveway and recommends them. Might be useful in limited snow storage areas like Golden Springs.

Pat Abood pointed out that there are issues with snow throwing too, especially putting large amounts of sand in the yards. In addition, they cannot get down as close to the pavement as the plows.

Lisa suggested asking the Road Committee to look at this issue for next year and asked for volunteers to serve. Dean Carson volunteered as did Pat Abood. Tetyana Robbins volunteered her husband to serve as well (to be confirmed). Hence the Road Committee is reformed.

NextDoor App – Dianna Sommer asked if people feel it is useful to have a subdivision group. Consensus was yes. There seems to be some problem with narrowing the group. Karen Bond said she would send some instructions on how to address this.

Subdivision Website – Dianna Sommer asked if everyone had heard about our website and is it useful given that it costs money. Consensus is

no have not heard and yes it is necessary. Diane Carson pointed out that real estate agents need a way to contact us for resale certificates.

New Business: Lisa opened the floor to new business

1) The Bucinsky's (9300 Spring Hill Drive) asked about getting a mirror installed on their corner for safety reasons. It would need to be installed across from their property and they believe there used to be on there years ago.

Diane Carson said she didn't really think this was a subdivision issue but that of the individual homeowner. Would likely need to work with the municipality to install. Chris Bond concurred. It could open the subdivision up to liability and we don't want to be in the middle between the homeowner and the muni.

It was pointed out that we should all keep in mind that everyone has different financial means. Please be mindful of your neighbors and be helpful.

2) The board recommends purchasing a Google workspace storage for \$12/month. The board would like to go to virtual storage for critical/certain documents. This was in addition to the paper storage but would allow a more collaborative work environment for board members. Question was asked would we need to vote on a new expenditure. Glen Turner pointed out that the small amount could be accounted for in the Office Supply or Miscellaneous line items already in the budget.

3) Return to Section 22 discussion. Tetyana proposed to change the work "Should" to "Shall" to strengthen the language. Glen Turner pointed out that we need to give homeowners notice of change and will need to vote on it. Marion Jones said that people have different feelings about what works with respect to addressing invested trees on their property.

Election of Directors: Three positions on the Board are open for 2022-2023.

Lisa Taylor-Cunningham nominated Dianna Sommer to remain on the board for next year. Glen Turner seconded.

Dianna Sommer nominated Cyndie Fox to the board. Diane Carson seconded.

Pat Abood nominated Lisa Taylor-Cunningham to remain on the board. Tod Burnett seconded.

Pat Abood nominated Pat Cunningham to remain on the board for next year. Tod Burnett seconded.

After discussion it was agreed four directors can serve on the board. Having no further nominations for Director nominations were closed. The Directors were unanimously approved.

Next Meeting: The next Annual Meeting will be held on the third Sunday in September per the By Laws. This will be September 17, 2023 at 3:00 pm, location TBD.

Adjournment: Glen Turner motioned to adjourn the meeting seconded by Dean Carson and Tod Burnett. The motion was approved unanimously. The meeting adjourned at 4.39 PM.