Spring Hill Annual Homeowners Meeting
October 27, 2026 (7-8:30 PM)
John Torok Senior Center

I. Review of agenda
II. Introduction of board members
III. Retention Pond:
    a. DeHoff confirmed the shoreline is not HOA property
    b. Question raised as to why we spend so much money on maintenance of the pond if the parcels are not ours (~$7,500 annually)
    c. Spring Hill HOA is in conversation with Kaman & Cusimano about how to proceed on this topic
IV. City of Green Street Tree Replacement Project
    a. Started 3 years ago (Kevin/George/Ralph) invited to meeting with city regarding heaved sidewalks. City comes in, marks the impacted sidewalk blocks, homeowner gets a letter from the city that their sidewalk needs fixed and the tree needs replaced
    b. HOA supports in ensuring a tree gets replaced to continue the beauty of the neighborhood. City of Green Urban Forester confirms a tree can/should be replaced in the spot it was removed (in some cases they shouldn't because of utilities, etc.)
    c. City of Green planning permit in place that homeowners must complete
    d. 38 trees impacted by sidewalk issues/13 were able to have root pruning and be saved/25 trees were cut down (6 were not replaced due to Urban Forester assessment that it was not conducive for replacement)
    e. Homeowners encouraged to use Wholesale Bulk Tree/Planting program through the City
        i. $300 for this program vs. the nearly $1,000 it would be if the homeowner doesn't use the program
    f. Other option is to have sidewalk leveled – Homeowner is responsible for this process if chosen
V. Social and Common Area Updates
    a. Failed social event (food truck cancelled)/no longer any good common area to hold it
    b. Crack in entrance wall sign fixed
    c. Some landscaping improvements to come to entrance landscaping
    d. Holiday light contest to continue this holiday season
VI. Architectural Review Committee Update (ARC)

a. A few in ground pool requests as well as one home addition – all were reviewed and approved
b. Home maintenance notices went out to homes that are not in compliance with community covenants and restrictions
    i. Will continue to be tracked/audited for progress
    ii. Ordinances in place (i.e. Residential Maintenance Ordinance) that will be leveraged if notices are ignored (which would open it up to be public record)

VII. Ongoing Board Activities
a. Continue to monitor/support street tree replacement project
b. Assess property maintenance
c. Continue pond conversation RE: DeHoff ownership
d. Maintain homeowner communication (E-newsletter) – ***If not signed up, be sure to sign up to ensure you** receive important communications and E-newsletter with neighborhood news/updates
e. Monitor HOA Dues payments (track incoming payments/negligent homeowners – 7 liens on homes who are over $1,000 in debt on payments)
f. Continued payment of invoices for vendors and updating budget reports
g. Title Company inquiries (not a huge lift but a response we need to provide)
h. Update Spring Hill website and Facebook pages

VIII. Finance Update
a. Did receive some past-due payments from homeowners
b. Had to pay for streetlamp that was taken out by a vehicle
    i. Insurance payment to come in and offset a bit of the expenses
c. Pond and property maintenance are our biggest expenses

IX. Property Management – HOA Management Company
a. This is <u>not</u> a receivership
b. Stemming from President and VP stepping down – hard to get people to step up and participate
c. This will manage the manual items like spreadsheets/reports
d. Outside person would manage property assessments of properties and letters that go out (takes the manual letter creation and delivery away from HOA members). HOA would still have to be aligned and approve but the leg-work would be removed
e. Homeowners maintain control of the community, but we would leverage a portal that each homeowner can log into and pay assessments/dues, etc. which would takeaway some of the additional tasks and free up a bit of time

f. We are hopeful we can attract more board members by reducing a bit of the work
g. Brier Creek and Jacobs Ridge leverage the management company already – may meet with them to get feedback
h. Cost would be about $87 increase on dues per homeowner annually
    i. Dues would be ~$337
    ii. Would be a one year contract
i. Better option then going into receivership (which would cost more)
j. Question outstanding on if this decision is board led or if homeowners need to vote

Open Forum Comments:

Ralph Tucker (1296 Springbury) – Excessive speed on Springbury (well over 35 mph). Speed bumps requested up on that street as well. Additional comment about parking on the curve on the Springbury hill that makes driving risky.