

SPRING RUN OWNERS' ASSOCIATION REVITALIZATION COMMITTEE MINUTES

- **Kick Off Meeting June 22, 2022, 1900 hours (Randy's Home)**

Committee Members Present

Randal Geiger, Eric Clanton, Tony Giardina, Scott Kremser

Notes

- Reviewed Columbia County Attorney's Recommendations Regarding Expired Covenants
- Cost provided to renew was consistent with July 22, 2017, Minutes VII. Old Business 7-15 thousand in which exceeds the HOA's budget.
- Attorney accepted to serve as an assistant with the organizing committee doing the majority of the leg work. Essentially, the attorney would direct the committee's actions though the process saving the homeowners' money. Costs to be approximately \$2500 billed at \$300 per hour.
- Committee agreed to revitalization and reviewed 720 statutes.
- Attorney will provide ballots and update existing covenants to statutory requirements,
- Committee Members will hand deliver as many ballots as possible to save homeowners money on certified mail.

Attorney provided following legal information regarding roads.

- **Spring Run Owners Association Inc. owns the roads. (Each owner is a member)**
- **The Bylaws and Articles of Incorporation are in good standing and SROA has continued to operate without interruption.**
- **The Articles of Incorporation were written in full detail each owner is obligated to pay for maintenance and can continue to be collected by SROA.**
- **However, it was recommended that we revive the original covenants to protect the interests of all owners and restore original intent.**
- **The County will NOT take ownership of the roads.**
- **The County does have a maintenance agreement option, however SROA Inc. would still own the roads and must operate. 50% of owners would need to agree to a quote and the 75% of owners would need to approve the costs to be added to their tax bill. The process is lengthy, expensive and requires county commissioners' approval based on budget availability. Currently there are numerous applications pending funding (This can be done in the future, however last time the HOA received a quote it exceeded current rates and was not pursued and the likelihood of receiving 75% votes to pay more would be tough considering past votes, elections and responses)**
- **Advantages of HOA maintaining the roads include, but are not limited to, lower costs, better management, rapid repairs and using rock instead of just grading. Paving the roads would be over 1 million dollars.**
- **If SROA stopped operating the roads and mowing would cease and the county would not take them over, the longer the roads wear the more cost to restore.**