

# SPRING RUN OWNERS ASSOCIATION

## Board Meeting Minutes

January 25, 2025

Board Members/Officers Present	Board Members/Officers Absent
Randal Geiger (B)	
Scott Kremser (B)	
	Janelle Marlowe (B)
Robin Romaine (B)	
Tony Giardina (B/T)	
Dale Young (P), (via phone)	
Eric Clanton (VP),	
Eric Nagid (S)	

- **Call to Order** – 10:06 am

- **Agenda Approval**

<u>Motion By:</u> Randal Geiger	<u>Seconded By:</u> Scott Kremser
<u>Moved To:</u> Approve as written.	<u>Upon Vote:</u> Passed

- **Approval of Minutes from:** October 19, 2024

<u>Motion By:</u> Randal Geiger	<u>Seconded By:</u> Robin Romaine
<u>Moved To:</u> Approve as written.	<u>Upon Vote:</u> Passed

- **Treasurer's Report – Tony Giardina**

- The 2024 Annual Financial Activity Report was prepared by the Treasurer and presented to the Board for review and filing, which contained a detailed accounting of income and expenses over the course of 7 years, along with the 2024 year-to-date financial overview, quarterly transaction flow report, 2024 expense report, 2024 forecast report, and a past dues report. Total assets were \$10,826.42 at the time of the report. Forty-eight members have paid dues, 5 are still outstanding (Dant, Law, Grabowski, Johnson, and Sozanski). The report also included an analysis of the Consumer Price Index (CPI) over time relative to the association dues. Our dues were increased to \$250 in 2021, and it takes \$301 in today's economy to have the same buying power as \$250 did in 2021 (CPI Inflation Calculator, U.S. Bureau of Labor Statistics).

- **Old Business**

- *Road/Lawn Maintenance –*

- i. The quote to finish the asphalt section of road at the front entrance was \$11,000. The Board agreed the main limerock road was the priority at the moment. Discussion about a special assessment to cover the costs of asphalt ensued since labor/materials keep going up. Also discussed getting a formal loan from a bank, or an informal loan from the road contractor. Topic was tabled until we

get a quote from McCray's for roadwork. We will pursue two quotes: one for a complete road job, and another smaller quote for maintenance/patch work where needed. Based on the quote amounts, we will see if there's enough to do the asphalt later in the year once the limerock roads have been maintained.

- *Lien Update* – Active liens include Dant and Grabowski. Dant owes \$1,036, and he has arranged a payment plan with Tony, but has only paid \$200 to date. Scott made a motion to transfer the oversight of Grabowski's lien to the attorney, assuming SROA will not incur any costs, and all costs will be handled by the attorney. The motion was seconded by Randy, and passed anonymously. We will pursue filing liens on the Johnson, Law, and Sozanski properties.
- Enforcement of PCRs – Dalmatians at the Kane residence. A letter was sent to the Kane residence on August 11, 2024 to advise them of the Protective Covenants being violated with a demand for corrective action within 21 days. They did not respond to letter, but some improvement was noted. SROA will not pursue anything further for the time being unless they continue to violate the PCR's.
- Edits/typo to governing documents:
  - i. Error in provision 2 (Size of dwelling and mobile homes) of Restrictions and Protective Covenants. Scott reached out to the attorney, Joel Foreman, and he said we need to fill out a correction of scribing error form. This was done at no cost since it was their error, and the form was reviewed and approved by the Board.
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- **New Business**
  - Notary Services – Discussion about having a Board member be a notary. Scott is currently certified and renewal for 4 years costs \$116.68. A motion was made by Randy and seconded by Tony to renew Scott's certification for 4 years, which passed unanimously.
- **Board or Citizen Comments** – None.
- **Next Meeting** – April 12, 2025, Fort White Library
- **Adjournment**

There being no further business, the meeting adjourned at 12:10 am.

Eric Nagid, SROA Secretary