



BOARD OF DIRECTOR / MEMBER MEETING MINUTES Monday September 8, 2025

1. Introduction by Rick - 6:00 pm called meeting to order Pledge of Allegiance

2. Roll Call- Donald Sordino (Safety), Krista Coteau-Factor (Welcome Packets), Gary Wessel (1st Vice President), Maritza Telesky (Secretary), Rick Logan (President), Tish Jeffers (Treasurer), Leroy Kaylor (2nd Vice President / Violations) and Kevin Gentry (Permits)

3. Board Member reports

a- Treasurer report- (Tish) - August 2025 Total gross profit is \$5,659.56 total expenses are \$7728.41 Net income is -\$2,068.85. Total cash assets \$116,631.11 and total fixed assets \$322,378.97 Total Assets \$435,632.07. Leroy made a motion to accept the report as presented Gary 2nd, voted, passed. *** Office staff was asked if there is a savings account or checking only? The office provided clarification on lawns being mowed a HOA expense there are 6 total. They all have liens placed against them and a rolling tally is kept. 3 are deceased, 1 is bank owned, 1 is in foreclosure, and 1 is new construction site.

b- Secretary - (Maritza) - Minutes presented for August 2025, confirmed review. Motion made by Gary to accept Minutes as presented Leroy 2nd, voted, passed. Minutes approved.

c- Violations- (Leroy) 126 violations in the month of August 2025. Top 5 violations, 1- 32 Lawn maintenance (1 sent to code enforcement, 2- 16 bulk waste out early, 3- 13 trailers (1 final- 1 letter), 4 - 12 Autos (1 to code enforcement), 5- 11- 1 final. Resident asked about overgrown lawn on construction site near her (Kevin replied it has been turned over to our attorney)

d- Permitting- (Kevin) 16 permits issued 4 denials. 1- concrete slab, 1- driveway, 1- fence, 3- new homes, paint-2, pool cage-1, pool enclosures-1, solar panels-2, roof-1, sunshade-1.

e- SLID Liaison- No report this month.

f- Neighborhood Watch: (David) From crime blotter 911 Hang-ups x 16 Watch orders. Looks like we only had 2 reported thefts (after the fact). alarms, Suspicious persons, vehicles, Suspicious incidents. Trespassing (delayed). Civil disputes, disturbances. Warrant services. Noise. After 11:00 pm. Abuse of elderly. Mentally ill person- 1. Deceased person- 1. Update from summer car break ins Jaden Sutton was arrested after trying to sell firearms stolen from vehicles in our area. David suggested walking around your home front yard backyard and be proactive in your own safety reminder to always lock your vehicles. As always please report anything that seems suspicious. Reminder to keep your dogs or animals on leashes for everyone's safety. Reminder to keep track of children and their whereabouts. Stay vigilant as it appears more folks walking around.

g- Welcome packets- (Krista) For months of August 8 new owners and 2 new renters.

h- Safety- (Don S.) - Street signed knocked over on Duane Palmer. If you are having work done or a contractor over, please ensure that their trailers or work vehicles aren't blocking the road. Last week Don witnessed the garbage truck not being able to collect garbage because of road being blocked. Gary- Additional patrols have been reserved for October, November, and December. Reminder to stop at STOP signs. Resident reported extra patrols at Lakeview and Sherman.

4- Items for Discussion/ Voting:

- a.** Apex is awaiting the response from HOA with regard to opening Madrid . Don is concerned about giving land away for free. Leroy is concerned with infrastructure being in place first to support any traffic increase that may occur. Gary asked about the progress of retail center "Raceway Plaza" prior to rest of project being completed. Mr. Klohn reported that the retail plaza is the first in the works prior to

completion of their projects. Leases are underway and it is set to have a Subway, Dunkin Donuts, nail salon, liquor store, Steak house and a gas station perhaps within 9 months to break ground. The RV resort will come at a later date. The approval of this road opening is already underway the approval from HOA is for the extension to Castile. It was advised at this meeting that the EMS and Fire Station project is currently on hold and NOT cancelled. There was a lot of discussion in the hall regarding the street openings and feelings about it and if all residents have been informed and voiced their opinions & concerns considering the impact to residents versus any benefits. Maritza made clarification that this project has already been approved by the county and the presentations and discussions with residents are as a courtesy to Spring Lake residents. A SLID representative advised this has been okayed by them already and Improvement district representative also informed this is a positive development when the Fire Station is in place. A Poll was taken to see how many hands were in favor of opening and opposed. Tish made a motion to approve the vacation of the road Gary 2nd, voted did not pass. Tish made a motion to have a special meeting on September 22nd where more residents can attend and voice their opposition or approval Don 2nd. voted passed. There will be a special meeting on September 22nd at 6:00pm.

- b. Discussion on properties with liens to foreclose and resell. Krista made a motion to foreclose on vacant lots with outstanding dues balances and resell, Maritza 2nd voted passed.
- c. Kevin brought a permit to board because of different types of fencing but furthermore the setback should be 7.5 ft and they are requesting on property line. To add a 100 ft division between next property over. Tish made a motion to not approve the request, Leroy 2nd, voted passed. Fence not approved.

5- Information only (no voting)

a- Camper update in Village I- as explained by the attorney the definitions as written currently allow all those residents that currently have campers. No one is out of compliance currently. Campers are not allowed to be rented out, stored for anyone else or lived in. There are currently no letters being sent to any residents regarding campers.

b- Volunteers needed for the Violations committee (there were 4 signups)

c- Festival update - Phil Gentry advised we have 132 vendors signed up. 6 food trucks, 2 desert trucks, 1 coffee truck, 5 pet rescues (bringing pets to adopt), inflatables, costume contest will be held, there are 4 developers joining us; Apex, PARC, Eco Park and Xfinity.

Directors Round Table

Don- nothing, Krista-nothing, Gary- nothing, Maritza-nothing, Rick-nothing, Tish-nothing, Leroy- thank you to SLID for solar street lights also reminder to not leave garbage cans in front of house or garage door, they must be on side of home, Kevin- nothing

- Resident asked why the fence matter was brought to the board, if the covenants cannot be changed. Kevin explained the two different fences were the reason for board request.

Next meeting 10/13/2025

Special meeting 9/22/2025 @ 6: 00pm

Adjourned the meeting at 7: 40pm

Secretary- Maritza Telesky

www.springlakepropertyassociation.com