



**The Springs at Osceola
Board of Directors Meeting Minutes
February 11, 2025 | 6:00pm
Location: via Zoom Videoconference**

Board Attendees: Tim Miller, Terri Bradley, Heather Perry, Mike Loso, Brent Lenz, Charlie King, and Mike Beham

Other Attendees: Luke Brintzenhofe – Owner

Management Attendees: Bernard Hamann & Kayleigh Sponaule – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Tim)
 - a. All Board members are present; quorum has been established.
- 2. Review & approve of November 12, 2024 minutes:** Mike L. motions to approve the minutes as written, Mike B. seconds, motion carries.
- 3. Manager's Report:**
 - a. Delinquency – There is one owner that has a balance over \$1,000.00. The Board agrees to give them until the end of February to pay in full and file a lien and warrant in debt if that has not been done. Rocktown will follow-up with the owner.
- 4. Financial Review (YTD, January 31st):** Through the end of January, we have \$22,298.56 in total operating income and \$13,812.79 in total operating expense.
- 5. Architectural Review:**
 - a. 3060 Claybrook Shed – Luke states that he will be moving the location of the shed and adding landscaping.
 - Charlie notes that every lot is different, and the Board must look at each one individually.
 - The Board unanimously approves the request with the modifications.
- 6. Old Business:** None.
- 7. New Business:**
 - a. Shed Guidelines – There currently isn't any mention of landscaping in the shed section of the ARC guidelines document.
 - Terri states that it needs to provide guidance to know what the Board is looking for.
 - Brent mentions using language such as “may require landscape approval to screen from neighboring lots...”



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- Tim will edit the guidelines to include this information.
- b. Trash Tote Screening** – The Board discusses the issue of trash tote screening, as an owner that was fined for this violation had asked the Board to reconsider.
 - Heather states that she had to go looking for the tote behind the house and that there needs to be more definition regarding being “visible from the street.”
 - Mike L. states that everyone needs to be treated the same and that there needs to be a clear definition of what screening means.
 - Charlie mentions that this is stated in the Covenants, and that an amount of time can be given to remedy the issue.
 - The Board agrees to remove the fine and give the owner until April 1st to screen the tote, whether that be done by landscaping, adding a lattice, etc.
- c. Timing of Lot Mowing** – The Board agrees to keep the deadline for lot mowing at the end of each month during the mowing season.
- d. Retention Pond Tree Watering/Maintenance** – Mike L. states that the newly planted trees around the ponds will need to be watered, and that Shreckhise will only be taking care of this through the end of February.
 - Rocktown will get estimates from vendors for the cost to water the trees through the fall.
 - Rocktown will also reach out to Josh Shifflett to do the retention pond maintenance twice this year.
- e. Construction Timelines** – Tim asks the Board how we can monitor the 12-month deadlines for new home builds.
 - Terri suggests adding an estimated start date on the application form.
 - The Board agrees, and wants language added that if the time frame changes, the owner must inform Rocktown, who will then inform the Board.

8. Member Input: None.

9. Adjournment: 6:54pm (Tim)

10. Next meeting: May 13, 2025 at 6:00pm