



Spring Woods HOA: Motions & Outcomes

Meeting Date: February 17, 2026 **Board Present:** Lee Larner (President), James Hamilton (Secretary), Thomas Senatore (Treasurer)

Items Voted On

1. Approval of Previous Meeting Minutes

- **Motion:** James Hamilton
- **Seconded:** Thomas Senatore
- **Outcome:** Carried unanimously

2. Acceptance of Treasurer's Report

- **Financial Snapshot:** Total Bank Combination of \$99,703.15; Total Funds of \$85,508.15 as of January 31, 2026
- **Motion:** James Hamilton
- **Seconded:** Thomas Senatore
- **Outcome:** Carried unanimously

3. Plumbing Repairs in Men's Restroom

- **Action:** Approved bid for leaking valves and urinal replacement in the clubhouse
- **Cost:** Estimated \$600
- **Outcome:** Board Approved

4. Adoption of Solicitation Policy

- **Action:** New policy drafted by James Hamilton requiring express invitation by a resident for any solicitation within Spring Woods

- **Motion:** James Hamilton
- **Seconded:** Thomas Senatore
- **Outcome:** Carried unanimously

5. Adjournment

- **Motion:** James Hamilton
- **Seconded:** Thomas Senatore
- **Outcome:** Passed without objection at 8:41 p.m.

Items Discussed, but No Vote Was Taken

- **Lot 176 Legal Update:** Mr. Purvis is attempting to serve the homeowner, who is currently avoiding service. Potential warrant or contempt charges are on the table if they fail to appear in court.
- **Delinquent Accounts & Privilege Revocation:** Discussion regarding revoking privileges for lots that have not paid the \$140 special assessment (specifically Lots 2, 76A, 108A, 118A, 131, 136A, 145, 176A, and 176B).
- **Maintenance & Projects:** The Board is currently seeking bids for a community handyman , metal door replacements for the clubhouse/shed , and carpet cleaning in the clubhouse.
- **Activities Committee:** Recent pool chairs were purchased using Social Activities funds. The committee is planning an Easter event and is in desperate need of a volunteer to call Sunday night Bingo.

Summary Table

Item	Moved By	Seconded By	Outcome
Approve Prev. Minutes	James Hamilton	Thomas Senatore	Unanimously Approved
Accept Treasurer's Report	James Hamilton	Thomas Senatore	Unanimously Approved
Clubhouse Plumbing	—	—	Board Approved (\$600)
Solicitation Policy	James Hamilton	Thomas Senatore	Unanimously Approved
Adjourn Meeting	James Hamilton	Thomas Senatore	Passed at 8:41 p.m.