

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 26, 2014

The Board of Directors Meeting was called to order at 6:00 p.m. by the president, Charlie Brown, at the residence of Betty Noffsinger. Members present were Jim Atwell, Charlie Brown, Dan Livy, Ted Michalik, Betty Noffsinger, Diana O'Bryan and Clayton Rock. Also present was Sydney Lawson, Property Manager for Mulloy Properties, and resident, Sue Marshall.

Charlie Brown reported that the June 24, 2014 Board of Directors meeting minutes were approved by email voting as presented by the secretary, Clayton Rock.

Sue Marshall informed about some crawl space issues related to her unit, 13605 Arbor Crest Circle. Some unidentified animal critter(s) were able to gain entrance to the crawl space--most surely through one of the vent openings in the concrete. When investigating the strong odor that ensued, a slight leakage in the common water supply line to the building, which enters under her unit, was discovered. The leak was repaired at Association expense. Marshall contracted for the cleanup and replacement of items damaged by the critters. Each unit owner is responsible for keeping the vent covers in place. Due to the line leak contributing to the cleanup expense, Atwell moved to pay a \$500.00 portion of the cost, Livy seconded, and the vote was unanimous to approve.

Lawson is soliciting two more insurance quotes for Spring Arbor because CAU, the present insurer, has given a quote with quite a significant premium increase for the next year beginning September 20, 2014.

Ted Michalik, treasurer, reported a CD renewal for 36 months with Republic Bank, to which \$18,000 was added.

Jim Atwell (architecture) reported: (1) The application for an addition of a shadowbox style, wood fence around the patio at 3824 Spring Arbor Drive, Freudenberger residence, at homeowner expense was approved. (2) The vendor contacted to paint the mailbox stand and two chimneys, the one to sealcoat the entrance street, and the one to do concrete work are not responding. Jim is pursuing options for completion of these items. (3) Blueprints, which included layouts of the water and sewer lines of Spring Arbor, were shared with Brown and Livy. (4) Atwell moved to authorize Barry Sumner to inspect and repair crawlspace vents, Rock seconded, and the vote was unanimous to approve.

Diana O'Bryan, social, reported: (1) The flower beds at the entrance need some re-planting. Brown moved to use volunteers and provide a budget of \$100.00, Atwell seconded, and the vote was unanimous to approve. (2) It was agreed to have an OctoberFest social on October 11 at 5:00 p.m. and eat at 6:00 p.m.

The next meeting was set for 6:00 p.m., Tuesday, September 30 at the Livy residence, 13527 Arbor Crest Circle.

There being no further business at 7:22 p.m., Noffsinger moved to adjourn, Livy seconded, and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock
secretary