

SPRING ARBOR CONDOMINIUM ASSOCIATION
BIANNUAL MEETING
December 9, 2014

Homeowner Sign-in: Homeowners of twenty-three of the condominium units attended the meeting and seventeen homeowner Proxy Forms were presented; thus, making a total of forty units represented, sufficient for meeting the requirement of thirty-three for constituting a quorum. A notice of the meeting, May 19, 2014 Biannual Meeting Minutes, Proxy Form, 2015 Operating Budget and letter of explanation about outside light fixture replacement had been sent by postal service to each homeowner unit ten days prior to the meeting.

The president, Charlie Brown, called the meeting to order at 7:00 p.m. at the Grace Evangelical Free Church, 13060 Factory Lane, Louisville, KY 40245. Members of the Spring Arbor Board of Directors present were Jim Atwell, Charlie Brown, Dan Livy, Ted Michalik, Betty Noffsinger, Diana O'Bryan and Clayton Rock. Also, Sydney Lawson, Property Manager from Mulloy Properties, was present. The president introduced each Board member and Sydney Lawson.

The minutes of the May 19, 2014 Biannual Meeting were presented for approval. After no questions, corrections or additions were offered, Barry Sumner moved to approve; Patricia Howard seconded; and the voice vote was unanimous to approve.

Charlie Brown: (1) He presented the 2015 Operating Budget which was approved by the Board at its October 28, 2014 meeting. The homeowners' monthly fees will remain in the same amounts as in 2014. Excerpts of a letter from the Association's attorney explaining the implications of a recently approved Kentucky General Assembly statute were read. The attorney explained that the statute authorizes condominium boards to approve the annual operating budget without homeowner vote so long as the homeowner fees are not increased by more than 15% year-to-year. The 2015 Budget provides for payment of the \$10,000 increase in property insurance premium and \$10,000 included in the 2015 Budget for mulch which was not included in the 2014 Budget. \$8,106.00 is projected to be placed into the Capital Reserve Fund. (2) Rationale was given for replacing the outside light fixtures with the black models. Tom Scharff gave a detailed explanation of why the choice of black, outside light fixtures to replace the tarnished brass ones is reasonable, though at the time of his presidency, due to differences of opinion, it was left open to replace with brass fixtures. Diana O'Bryan explained that her vendor recommended the black fixture model as aesthetically sound and that they would endure for a longer period of smart appearance. It was also mentioned that preparing and painting the existing house numbers black would be most practical to match the color of the light fixtures. (3) Outside faucets should be shut off and drained and the water to sprinkler systems should be turned off and the pipes air flushed before each winter. (4) Defective foundation vents have been replaced and loose ones secured. (5) The Board received an unsolicited bid for management of Spring Arbor Condominiums but, after meeting with the proponents of the proposal and after negotiation with Mulloy Properties, it was decided to contract with Mulloy Properties for 2015.

Dan Livy, landscape, reported: (1) He will meet with GreenScapes about details of lawn care, including items about which there is some discontent. Barbara Hay suggested that mulch should only be applied lightly around trees so that they do not produce shallow roots which cause problems. (2) Jefferson County will require paper bags instead of plastic bags for yard waste starting on January 1, 2015. Kitchen garbage may still be placed in plastic bags.

Diana O'Bryan, social, reported that holiday decorations will be installed Saturday at 10:00 a.m.

Ted Michalik, treasurer, reported that total spending in 2014 is in line with the budgeted amount.

There being no further business at 7:32 p.m., Wayne Hay moved to adjourn; James Kimbell seconded, and the vote was unanimous to adjourn.

Respectfully submitted,

C. Clayton Rock
Secretary

Copy of the 2015 Spring Arbor Condominium Association Budget filed with these minutes