

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 23, 2016

The Board of Directors meeting was called to order at 6:00 p.m. by the president, Charlie Brown, at the Grace Evangelical Free Church, 13060 Factory Lane, Louisville, KY 40245, Members present were Jim Atwell, Charlie Brown, Brenda Hughes, Dan Livy, Ted Michalik, Betty Noffsinger and Clayton Rock. Also present was Sydney Lawson of Mulloy Properties and Steve Roling.

The minutes of the 04/26/2016 Board meeting were approved as presented by the secretary by email vote.

Charlie Brown reported: (1) Brenda Hughes requested approval to have a garden party at her unit, 13513 Arbor Crest Cir., on June 23 at 2-4 p.m. at a maximum cost to the Association of \$100. The request was approved by email vote. (2) He made a motion that any request, complaint or suggestion should first be communicated to Sydney Lawson of Mulloy before any action is taken. She will then direct the communication to those who are responsible for responding to it. This will be very helpful for tracking the subsequent actions taken on any item. Betty Noffsinger seconded the motion and the vote was unanimous to approve. (3) In view of the fact that Jim Atwell chose not to seek re-election, Brown led the Board in giving him a hearty applause of appreciation of his dedicated service. (4) Betty and Joe Noffsinger, and Kathy and Steve Roling with others were recognized for their donated work to install the plants in the flower beds at the community entrance.

Sydney Lawson reported that the cost of the damages caused by a car crashing into the stone retaining wall and unit at 13517 Arbor Crest Cir. will be covered by the driver's automobile insurance. An engineer inspected the unit and found no damage to the underlying structure and foundation. The brick veneer will be restored, the stone retaining wall will be re-built and the gutter downspout will be repaired.

Dan Livy, landscape, reported that he will follow up on an inquiry from Bill Barnoski concerning stump removal, mulch and the planting of a tree.

Ted Michalik, treasurer, presented a graph that shows the relationship between the Capital Reserve balance and the fees of homeowners. At present, the Association is meeting the requirements as projected in the Reserve Study Funding Plan by RSI Consultants on 02/10/2015. It is Kentucky law to have such a plan and that it be based upon some type of realistic analysis. Fee increases of only 3% per year should meet the required capital fund's yearly contributions. The Board is committed to analyzing the need for each of the major expenses and will delay any that seem to be justified to do so, which action will help to reduce the the amount of fee increases.

The Board agreed for Betty Noffsinger to chair the landscaping study team composed of her, Brenda Hughes, Clayton Rock and Barry Sumner plus a resident volunteer. Sydney Lawson has agreed to provide informational guidance.

Charlie Brown led a review of items that should be included in the following Biannual Homeowners Meeting.

The next Board meeting is scheduled for 6:00 pm, Tuesday, June 28 at the residence of Betty Noffsinger.

There being no further business at 6:53 p.m., Ted Michalik moved to adjourn, Brenda Hughes seconded, and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock
secretary