

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 12 & 26, 2016

The Board of Directors meeting was called to order at 7:05 p.m., July 12, by the president, Charlie Brown, at his residence. Members present were Charlie Brown, Brenda Hughes, Ted Michalik, Betty Noffsinger, Clayton Rock and Steve Roling. Also present was Kevin Roseberry of GreenScapes and Barry Sumner.

Dialogue was held with Kevin Roseberry of GreenScapes concerning lawn maintenance issues. He answered Board-member questions and issues raised which he agreed to address in a positive manner. He also agreed prepare and present an amended contract with a total cost less than at present for the GreenScapes contract for landscape maintenance. GreenScapes has been the vendor for this service since 2003. No action was taken at this time.

Charlie Brown reported:

1. The minutes of the 06/28/2016 Board meeting were approved by email vote as presented by the secretary.
2. A lien has been filed on the property of Judy Bratton, 13517 Arbor Crest Cir., in the amount of the fees and expenses owed to Spring Arbor.
3. The proposal by the homeowner at 13529 Broken Branch Way to purchase a small sliver of land from Spring Arbor Condominiums has been withdrawn. Those indicating their preference to sell or not were 37 "yes," 6 "no," and 21 "no response." To complete the sale would have required 52 approvals. The potential buyer still affirms his intention to create a berm and attractively to landscape between their swimming pool and the drainage ditch.
4. Amber Gabbard, beginning July 18, is assigned by Mulloy Properties to be the Spring Arbor property manager.
5. It was agreed to roto-root the drain pipe at 13519 Arbor Crest Cir., Brown's residence, which carries the water from his front gutter downspouts to the street.
6. Note: Barry Sumner reminded the Board that Spring Arbor Condominiums was established in 1996.

At about 8:00 p.m. the meeting was suspended to be continued on July 26, 2016.

The suspended Board of Directors meeting was called to order at 6:02 p.m., July 26 by the president, Charlie Brown, at the Roling residence, 13609 Arbor Crest Cir. Members present were Charlie Brown, Brenda Hughes, Betty Noffsinger, Clayton Rock and Steve Roling; absent was Ted Michalik. Also present were Amber Gabbard of Mulloy Properties, her first time to meet with the Board, and Barry Sumner.

Clayton Rock presented the Code of Ethics and Rules of Conduct to newly elected Board members to be signed. (Signed forms appended to paper minutes.)

Actions taken:

1. The president called for action to approve the contract proposal presented by Kevin Roseberry of GreenScapes for landscape maintenance or the proposal presented by Chris

Thompson of Sharp Edge. After discussion of what Board members perceived to be the expected outcomes of the service to be rendered by each of the companies, it was judged that they were both fine landscape companies with quite similar costs. Also, it was believed that GreenScapes would satisfactorily address the issues raised about their service. Noffsinger moved to approve the GreenScapes contract, Rock seconded the motion and **the vote was unanimous to approve**. Roling will serve as liaison with Kevin and the crew leader of GreenScapes. Noffsinger will inform Sharp Edge and Roling will inform GreenScapes of the decision.

2. Noffsinger informed about the damage done by semi-trailer trucks entering our community and proposed that a sign be placed at the entrance informing the drivers of such trucks not to enter. Roling moved to approve the proposal; Hughes seconded and **the vote was unanimous to approve**.

Steve Roling reported: (1) The next sealcoating of the streets is due in 2018. (2) The places where the vibernums in the alcoves were removed need some attention. Homeowners should contact Steve to have the stumps removed, stumps treated to make them rot, sprouts removed, sprouts trimmed or some other suggested treatment—tel. 812-454-9262, email steveroling@gmail.com. (3) Some landscaping is to be done at the entrance using a plan developed by Hughes. (4) There is a holly tree to be removed at Senter's residence, 13511 Arbor Crest Cir.

The next Board meeting is scheduled for 6:00 p.m., Tuesday, August 30 at the residence of Betty Noffsinger, 13611 Arbor Crest Cir.

There being no further business at 7:02 p.m., Noffsinger moved to adjourn, Rock seconded, and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock
secretary