

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 30, 2016

The Board of Directors meeting was called to order at 6:00 p.m. by the president, Charlie Brown, the Noffsinger residence. Members present were Charlie Brown, Brenda Hughes, Betty Noffsinger, Clayton Rock and Steve Roling. Also present was Amber Gabbard of Mulloy Properties. Ted Michalik was absent.

The minutes of the Board meeting held on August 30, 2016 were approved by email vote.

Charlie Brown reported:

On Sept. 7 he reported **approval by email vote** from a majority of Board Members for Steve Roling to spend \$600 including installation for gutter guards on six units on a trial basis.

1. The “rules and regulations” for satellite dish placement at homeowner units needs better definition. After discussion of the various locations of some satellite dishes presently installed, Steve Roling moved to amend the Rules and Regulations, item 3, to read: “Satellite dishes are permitted. However, the exterior location of the dish must receive written approval of the Board of Directors and must be located in the alcove area at the rear of the unit including roofs of the unit which drain toward the alcove. Exterior antennas for radio, television and other sending or receiving devices are not permitted.” (The underlined wording is the amended portion.) This rule is to be henceforth strictly enforced for all new installations. Hughes voiced a second and the **vote is unanimous to approve.** It was agreed that an Architectural Improvement Form should be completed and remitted by the home owner and that Roling is the Board member presently responsible for inspecting the placement for compliance.
2. Charlie reported that some garage doors are being left open for extended periods of time. It was agreed to remind homeowners via the newsletter that Rules and Regulations, item 7g states that: “Garage doors are to be kept closed except for vehicle entrance and exit, those times when an activity has been undertaken that requires frequent exterior access to the garage or an activity in the garage that requires an open door for ventilation.”
3. A majority of Board members **approved by email vote** the expenditure of \$1,500 to rework the drainage ditch with concrete with the cost being shared with the homeowner at 13520 Broken Branch Way.
4. A majority of Board members **approved by email vote** to renew insurance coverage provided by MiddleOak for 09/20/2016 – 09/19/2017 at a cost of \$23,986.85 and with D&O in the amount of \$2,419.50. Both are the present insurance providers for Spring Arbor. The cost of MiddleOak coverage is about 4% more than the previous year and the D&O umbrella policy is at the same cost as the current year.

Steve Roling, landscape and architecture, reported:

Actions taken:

1. Removed two dead shrubs and cut off new sprouts and killed the stumps of six previously cut viburnums.

2. Dug trench to help water flow near the Hamilton residence to serve until proper fix can be made.
3. Secured a quote from GreenScapes to repair by laying sod where the River Birch trees were removed at a cost of \$50.00 per area for the seven areas.
4. Elite Roofing is investigating to repair as needed the roof leak at the Hayes residence.

Future projects:

1. A portion of the ditch along the east property line will be reworked with the installation of concrete channeling and should be done by the end of September.
2. The fall shrub trimming is scheduled for the 1st full week in October.
3. Tree pruning is scheduled for the 3rd week in October.
4. Repair of the areas where River Birches were removed should be completed by mid-October.
5. Five trees have been identified for removal.
6. Gutters will be cleaned after the leaves have fallen and, hopefully, before Thanksgiving. Some residents have installed gutter leaf-guards at personal expense on the 6-inch gutters at the front of their units.

Amber Gabbard reported that there is only one open call log item and reviewed the jobs that were closed during the month.

Brenda Hughes, social, reported: (1) A memorial gift of \$25.00 was in memory of Kyle Hubbard, deceased as of 8/12/2016, to the Westport Road Baptist Church. (2) She led discussion about ideas for a Fall Fling sometime in October including where it might be held indoors.

Charlie Brown reported that 2017 budget preparation and review will on the agenda for the September meeting.

The next Board meeting is scheduled for 6:00 p.m., Tuesday, September 20 at the residence of Ted Michalik, 3825 Spring Arbor Dr.

There being no further business at 7:35 p.m., Hughes moved to adjourn, Rock seconded, and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock
secretary