

SPRING ARBOR CONDOMINIUM ASSOCIATION  
ANNUAL MEETING  
May 23, 2017

Homeowner Sign-in: Homeowners of twenty-four condominium units attended the meeting and twelve Proxy Forms were presented; thus, making a total of thirty-six units represented, sufficient quantity for constituting a quorum. A notice of the meeting, Proxy Form, and proposed agenda of electing Board members had been sent by postal service to each homeowner unit.

The president, Charlie Brown, called the meeting to order at 7:03 p.m. at the Grace Evangelical Free Church, 13060 Factory Lane, Louisville, KY 40245. Members of the Spring Arbor Association Board of Directors present were Charlie Brown, Brenda Hughes, Ted Michalik, Betty Noffsinger, Clayton Rock and Steve Roling. Amber Gabbard of Mulloy Properties was also present. The president introduced each Board member and Amber.

The minutes of the May 23, 2016 Annual Meeting were made available to each homeowner upon arrival. After no questions, corrections or additions were offered, Kent Stump moved to approve; Charles Hughes voiced a second; and the voice vote was to approve with no opposition voiced.

First-time attendees Daisy Jennings, Joy Mitchell, and Dan and Joan Whitley were recognized.

Steve Roling reported: (1) Mulch will be applied each year instead of every other year. (2) Four river birch have been removed. (3) The street asphalt will be sealed beginning in the first part of June. Specific dates and instructions will be forthcoming. The process will be done in three sections, each on a different day. Once the sealant is applied, no traffic will be permitted for 24-36 hours which will be indicated by traffic cones. When a section is scheduled to be treated, residents there will need to plan ahead and park any vehicles to be driven either in common area parking outside the area to be treated or outside Spring Arbor, possibly up the hill on the entrance street. (4) The pergola over the mailboxes will have the roof repaired and the structure painted. (5) The uneven walkways will be leveled. (6) A letter has been sent to Terraces at Forest Springs urgently requesting that the fence between that property and Spring Arbor be painted on the Spring Arbor side at their expense. (7) The roof vents are still on the agenda to be painted. (8) Any and all requests for the Spring Arbor Association to do repairs, approve changes at a residence, or address an issue should be communicated to Amber Gabbard of Mulloy Properties at (502) 498-2403 or [AGabbard@MulloyProperties.com](mailto:AGabbard@MulloyProperties.com). She will see that it is followed up and will maintain a record of any response that is made.

Election: Charlie Brown presented two names of persons who have agreed to be nominees to stand for election for the two expired terms of three years each on the Board of Directors. They were Charles “Chuck” Hughes and Beatrice “Bea” Jones. The president solicited further nominations from the floor; none were made. Barry Sumner moved that nominations cease and that Charles Hughes and Beatrice Jones be elected by acclamation; Laura Carter voiced a second; the motion was approved by a chorus of “ayes” and no voiced opposition.

Brenda Hughes was given a round of applause for the job of recently placing practical and attractive house number ID’s on the mailbox fronts.

Social: Brenda Hughes and Bea Jones have planned for a Spring Arbor social to be held at the Forest Springs Health Center on Thursday, June 15 with a social hour beginning at 5:30 p.m. for which appetizers will be provided, including chilled shrimp, with tea and lemonade or bring your

own beverage. Board members will provide the appetizers. The meal to follow will include pulled pork and pulled chicken barbeque from FDKY, potato salad, and baked beans. The site has sufficient indoor and some outdoor patio seating and is reported to be a very fine facility for such events. Homeowners who will attend should provide by Tuesday, June 13, \$5.00 per person toward the expenses of this community social which will also indicate for how many to plan the food. The Forest Springs Health Center is at the corner of Westport Road and LaGrange Road and has plenty of air-conditioned, indoor seating and some outdoor, patio seating.

Steve Roling presented a potted rose to Betty Noffsinger on behalf of the Spring Arbor Association in appreciation for her term of service on the Board of Directors which was followed by a round of hearty applause.

The attendees were informed that a neighbor along the north boundary of Spring Arbor is bringing his dog onto Spring Arbor property to do his business and wanted to know what could be done about it. The Board will take up the issue.

There being no further business at 7:41 p.m., Diana O'Bryan moved to adjourn, Laura Carter voiced a second, and the motion was approved by voice vote with no opposition.

As requested by a resident, Betty Noffsinger shared words of appreciation for the service of Steve Roling related to maintenance and lawn care to which the attendees gave a standing ovation.

Respectfully submitted,

C. Clayton Rock  
secretary