

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 25, 2017

The meeting of the Board of Directors was called to order at 6:03 p.m. by the president, Charlie Brown, at the Rock residence, 3829 Spring Arbor Dr. Members present were Charlie Brown, Brenda Hughes, Chuck Hughes, Bea Jones, Ted Michalik, Clayton Rock and Steve Roling. Also present was Amber Gabbard of Mulloy Properties.

Today, Beatrice A. Jones signed the Code of Ethics and Rules of Conduct as a newly elected member of the Board of Directors of Spring Arbor Condominium Association.

The minutes of the Board meeting of 06/20/2017 were **approved by email vote**.

It was approved by email vote for A-1 Concrete to level thirteen units' entrance walkways which have a 1/4 inch or more of height difference with the adjacent concrete and six steps which are not up to their proper height for \$5,950.00 plus \$200.00 for one not listed in the bid.

Steve Roling moved to approve the request by Joy Mitchell, 13619 Arbor Crest Cir., to construct a screened in sun room on the unit patio and that the following list of items be included in a legal document of agreement between said unit owner and the Association:

1. Legal agreement between resident and HOA Board of Directors to be drawn by HOA attorney and fees for such an agreement to be paid by resident.
2. Porch cannot exceed footprint of current patio.
3. All permits and/or licenses are to be acquired by resident or her agent, and to be paid by resident.
4. Architectural rendering to be submitted for HOA Board of Directors approval. Rendering must show elevations of all sides of structure.
5. Licensed and bonded contractor to be approved by HOA Board of Directors. Any sub-contractors must also be licensed and bonded.
6. Materials list to be provided for approval by HOA Board of Directors. Roofing and brick must match existing structure.
7. Landscape plan to be presented to HOA Board of Directors for approval. The removal of existing landscaping, and the planting of new material will be at the expense of the resident. Any new planting will be the sole responsibility of the resident. All maintenance (trimming, fertilizing, or removal of dead material) will be at the resident's expense.
8. Any structural damage to the existing structure, which is caused by the addition of the porch, will be the sole responsibility of the resident.
9. Supervision will be required by two HOA Board Members, along with periodic inspection by said members.
10. Builders Risk Insurance Policy to be required at the expense of the resident.
11. Resident assumes all responsibility for maintenance of the addition.

Ted Michalik voiced a second and **the vote was unanimous to approve**.

Terraces at Forest Springs have informed that they do not plan to paint the fence between the two properties on the Spring Arbor side, but permission was given for Spring Arbor to paint the near side any color desired. Steve Roling has proposed that the fence be painted the same color as the Spring Arbor mailbox structure. Chuck Hughes moved that the Association have the visible side

of the fence painted by Kentuckiana Pressure Cleaning as per its bid of \$5,500.00. Bea Jones voiced a second and **the vote was unanimous to approve.**

Amber Gabbard will respond to a request by Tony Howard, 13631 Arbor Crest Cir., regarding an issue in the crawl space and get a bid for work if indicated.

Steve Roling reported that the ivy will be trimmed quite soon.

Charlie Brown reported that the Bratton estate has paid a major portion of the Association expenses at 13517 Arbor Crest Cir. and will pay the remainder upon sale of the property.

The government entity contacted has yet to inspect the sidewalk along Springs Station Road which adjoins the Spring Arbor property to determine who is responsible for its upkeep.

Bea Jones will contact Forest Springs Health Campus to request use of the Club House for a Spring Arbor home owners social later this year.

Ted Michalik presented budget reports which indicate that 2017 Spring Arbor expenses have been covered by the budgeted amounts.

The next Board meeting is scheduled for 6:00 p.m., Tuesday, August 29th, at the Hughes residence, 13513 Arbor Crest Cir.

There being no further business at 7:03 p.m., Steve Roling moved to adjourn, Bea Jones voiced a second, and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock
secretary