

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 29, 2017

The meeting of the Board of Directors was called to order at 6:05 p.m. by the president, Charlie Brown, at the Hughes residence, 13513 Arbor Crest Cir. 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.

The minutes of the Board meeting of 07/25/2017 were **approved by email vote**.

Agenda Items:

1. Rock moved to approve the **renewal of the Middle Oak/Great American insurance policy** for the Spring Arbor Condominium Assoc. in the amount of \$27,756.27; Roling voiced a second and the vote was **unanimous to approve**.
2. Amber informed that the Bratton estate has paid the lien amount of \$1,483.38 and the lien on the property has been released.
3. Joy Mitchell, 13619 Arbor Crest Cir., has presented a copy of the contract for constructing a screened-in room on her patio which Roling will review and also have Chuck Hughes review it to see that it meets the requirements of the Association.
4. Upon inspection of the crawl space at 13631 Arbor Crest Cir., it was deemed that there was no condition to which the Association needed to respond further.
5. A "thank you" note was received from Bob Biggs, 13507 Arbor Crest Cir., for the efforts of the Board for arranging to fix a foundation issue.

Amber Gabbard reported that she has received no notice of a sidewalk inspection along Springs Station Road; therefore, she will contact the municipality once again. She also reported that there are no open issues listed on the Call Log.

Bea Jones reported that the preferred date for the fall social is not available at Forest Springs Health Campus. The Board suggested an alternative date to request and for her to seek other dates and/or locations if that date is not available there.

Ted Michalik reported that the year-to-date, overall expenses are still running a bit less than the amount budgeted. Also, a CD was renewed and designated Reserve Fund money was added to the amount for a total of \$100,010.62 at 2% interest. He has also developed a budget planning worksheet for the 2018 budget year.

Steve Roling reported: (1) A repair was done on the patio door at 3814 Spring Arbor Dr., Linda Hamilton. (2) He will seek bids for treating the roof mold/mildew/algae that is staining some roofs. (3) The vent stacks above the roofs need painting and he has a bid of \$10 each for painting them. Brown moved to designate **\$1,000 for the painting the vent stacks**; Brenda voiced a second and the **vote was unanimous to approve**. (4) Steve will do an inspection of front porches to determine the need for painting them. (5) He will inspect the Foster Hollies that are dying in order to determine what to do about them.

The next Board meeting was scheduled for Tuesday, September 26 at the Roling unit, 13609 Arbor Crest Cir.

There being no further business at 7:05 p.m., Rock moved to adjourn, Chuck Hughes voiced a second, and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock
secretary