

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 25, 2014

The Board of Directors Meeting was called to order at 6:00 p.m. by the president, Charlie Brown, at the residence of Ted Michalik. Board members present were Jim Atwell, Charlie Brown, Ted Michalik, Diana O'Bryan and Clayton Rock; absent were Barry Sumner and Jody Walters. Also present was Sydney Lawson, Property Manager for Mulloy Properties.

Charlie Brown reported that the January 28, 2014 Board of Directors Meeting minutes were approved by e-mail voting as presented by the secretary, Clayton Rock.

He also reported: (1) A card was received from Marilyn Davis thanking the Association for the donation to the Salvation Army in memory of her husband, B. J. "Bill" Davis. (2) A card was received from Barbara Arnold thanking the Association for the donation to the Alzheimer's Association in memory of her husband, Russell Arnold. (3) The TV reception disk-installation location at the Ricchiuto residence, 13609 Arbor Crest Cir., was approved due to the lack of reception at the preferred locations. (4) All call log items have been attended. (5) A roof related job at the Ingram residence, 13618 Arbor Crest Cir., is an open item. (6) Dory Livy informed that a fence on a neighboring property, not in Spring Arbor, has a fence that is falling onto Spring Arbor property. Mulloy Properties has previously sent a letter to the homeowner and Sydney Lawson will see that a second contact is made and will seek to contact the home owner's association of the property. (7) Ferrell/Biggs, 13507 Arbor Crest Cir., report that the front handrail is loose. Jim Atwell will inspect it to see what needs to be done. (8) The Board is seeking candidates to stand for election to the seats that will become vacant in May 2014.

Ted Michalik, treasurer, reported: (1) He will study the projected capital needs in light of changes that have occurred since the Reserve Study Funding Plan was completed in May 2009 for the purpose of updating the plan. The two major changes are related to the projected roofing and exterior painting maintenance schedules. The Reserve Account Balance, at present, has funds in an amount slightly above the projected amount needed. (2) He requests that a weeping redbud tree replace the sickly magnolia in the flower bed in front of their unit, 3825 Spring Arbor Dr. The request will be evaluated prior to further Board action.

Diana O'Bryan reported that a Spring Fling could be planned for Saturday, May 24, 2014 and the Board approved the date.

The Biannual Meeting of the Spring Arbor Condominium Association is scheduled for Monday, May 19, 2014 at 7:00 p.m. for the purpose of electing Board members. The Board will meet at 6:00 p.m. just prior to the Biannual Meeting.

The next Board meeting is scheduled at 6:00 p.m. on April 29, 2014 at the Atwell residence, 13608 Arbor Crest Cir.

There being no further business at 6:55 p.m., Clayton Rock moved to adjourn; Ted Michalik seconded; and the vote was unanimous to adjourn.

Respectfully submitted,

C. Clayton Rock
secretary