

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 20, 2016

The Board of Directors meeting was called to order at 6:05 p.m. by the president, Charlie Brown, at the Michalik residence. Members present were Charlie Brown, Brenda Hughes, Ted Michalik, Betty Noffsinger, Clayton Rock and Steve Roling. Also present was Amber Gabbard of Mulloy Properties.

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

Charlie Brown reported that on 09/07/2016 a majority of the Board Members **approved by email vote** the proposal by Steve Roling to purchase and install gutter guards on six units on a trial basis at a cost of \$600.00.

Amber Gabbard led a review of the call log which shows that each contact has received a response.

In response to a request to modify the architecture of the unit at 13619 Arbor Crest Cir., Brenda Hughes moved that "Patios at the front of a unit which extend perpendicular to and beyond the lengthwise plane of the front wall may not be covered by an enclosed and roofed structure." Brown voiced a second and the vote was **unanimous to approve**.

Brenda Hughes, social, reported that she is still working out the details of a Fall Fling social.

Steve Roling presented a written report that reiterated several items of his previous report of scheduled landscape work with the following new information: (1) Gutter guards are to be installed on 5 or 6 units on the front gutters as a trial to determine if they keep out leaves. As of today, the gutter guards have been installed on three units. (See previous action above.) (2) He is coordinating with the family of Judy Bratton, deceased, about the unit at 13517 Arbor Crest Cir. as the family tends to her estate. (3) He repaired a gutter and an outdoor light at 13619 Arbor Crest Cir. (4) He is still working with the homeowner from across the drainage ditch to complete the drainage work between the two properties.

Ted Michalik, treasurer, presented proposed budget figures for the 2017 budget year which will be reviewed in making final preparation of that budget at the next Board meeting.

The next Board meeting is scheduled for 6:00 p.m. on Tuesday, October 25 at the Rock residence, 3829 Spring Arbor Dr.

There being no further business, Steve Roling moved to adjourn, Betty Noffsinger seconded and the vote was **unanimous to adjourn**.

Respectfully submitted,

C. Clayton Rock  
secretary