

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
December 6, 2016

The Board of Directors meeting was called to order at 6:00 p.m. by the president, Charlie Brown, at the Grace Evangelical Free Church, 13060 Factory Lane, Louisville, KY 40245. 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 of 10/25/2016 were **approved by email vote**.

Amber Gabbard informed that there were no open items on the call log.

The Board was informed of the death of Dori Livy and, also, the recent death of Sue Marshall.

It was agreed for Gabbard to study in consultation with Steve Roling the possibility of a credit card for use in paying bills for maintenance and repairs.

Charlie Brown reported: (1) When asked about the Bratton estate fees, Brown replied that he has signed and had notarized his signature on an affidavit prepared by Hal Thomas, the attorney representing Spring Arbor, related to the Bratton Estate and then returned the original to Thomas for filing in the estate case. The affidavit states that HOA fees due total \$3,484.92 and will increase by \$315.00 if not paid by Dec. 1, 2016. (2) There was a sewage line break between the Thompson and Pipes residence for which the repair cost totaled \$3,120.00. (2) He is getting quotes for constructing a bridge across the drainage ditch to the small area of Spring Arbor property on the other side. (3) He thanked Brenda and Betty for their work of putting up the Christmas decorations at the entrance.

Brenda Hughes reported: (1) 24 residents are signed up for the Homeowner's Christmas Dinner at the Pewee Valley Women's Club on Thursday, December 8 and that she is still promoting it. (2) The plans are going well for the Meet and Greet for women from 2 – 4 p.m. on Thursday, December 15, at her unit. (3) She urged the Board to find someone to name for the empty board seat.

The next Board meeting is scheduled for 6:00 p.m. on Tuesday, February 28, at the Brown residence.

There being no further business at 6:50 pm, Betty Noffsinger moved to adjourn; Ted Michalik seconded, and the vote was **unanimous to adjourn**.

Respectfully submitted,

C. Clayton Rock  
secretary