

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BIANNUAL MEETING FOR INFORMATION SHARING  
DECEMBER 6, 2016

Homeowner Sign-in: Homeowners of sixteen condominium units signed in for the meeting which was held for the principle purpose of sharing information with unit owners regarding the 2017 Budget and to answer questions they might have. A notice of the meeting, 2017 Budget and a listing of each unit's fee amount had been sent by postal service to each homeowner unit.

The president, Charlie Brown, called the meeting to order at 7:00 p.m. at the Grace Evangelical Free Church, 13060 Factory Lane, Louisville, KY 40245. Members of the Spring Arbor Association Board of Directors present were Charlie Brown, Brenda Hughes, Ted Michalik, Betty Noffsinger, Clayton Rock and Steve Roling. Amber Gabbard of Mulloy Properties was also present. The president introduced each Board member and Sydney.

The 2017 Budget copies were made available to homeowners at the meeting. The increase in homeowner monthly fees is 3% for 2017 and is reviewed annually as part of the budget process.

Comments were made about the brown mulch losing its color. Black mulch seemed to be the preference of those present. One homeowner suggested the possibility of phasing in the use of rocks in place of the mulch. Roling replied that it would be studied.

Steve Roling explained that gutter guards are being tested on six units and ten more units will have them installed during 2017. They have been installed on the front gutters of the units as that is where the need is greatest and seem to work well. Some repair needs were reported; thus, the attendees were informed that \$4,000 is budgeted for such repairs in 2017 for which list an inspection will be done. There was one case reported of a cracked patio. Roling explained that the patios would be inspected and that patio cracks and uneven sidewalks can usually be satisfactorily repaired. He also informed that the new LandScapes contract includes three leaf removals in addition to a gutter cleaning each fall.

Brenda Hughes informed about the Homeowner's Christmas Dinner at the Pewee Valley Women's Club on Thursday, December 8. Also, Spring Arbor women can still sign up for the Meet and Greet at her unit to be held 2-4 p.m. on December 15. Those attending will bring their favorite cookies, homemade preferred, and have a cookie swap at the gathering.

Betty Noffsinger told of a device that criminals can use to capture garage-door-opener signals and replicate them to gain entrance. She urged homeowners to be aware that most newer opener units provide for locking the system shut electronically and that it is never a good idea to leave one's keys in their automobile even if it is in the unit's garage.

When no other issue was raised, Tony Howard moved to adjourn, Barbara Hay seconded, and the meeting was adjourned.

Respectfully submitted,

C. Clayton Rock  
secretary