

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 20, 2017

The Board of Directors meeting was called to order at 6:00 p.m. by the president, Charlie Brown, at the Michalik residence, 3825 Spring Arbor Dr. Members present were Charlie Brown, Brenda Hughes, Chuck Hughes, Ted Michalik, Clayton Rock and Steve Roling. Absent was Bea Jones. Also present was Amber Gabbard of Mulloy Properties.

Today, Charles "Chuck" Hughes signed the Code of Ethics and Rules of Conduct as a newly elected member of the Board of Directors of Spring Arbor Condominium Association.

The minutes of the Board meeting of 05/23/2017 were **approved by email vote**.

**Steve Roling moved to replace the roof on the mailbox structure by Eclipse Roofing and Restoration; Brenda Hughes voiced a second, and the vote was unanimous to approve.**

Charlie Brown reported: (1) No reply was made to the letter sent to Terraces at Forest Springs about painting the fence between Spring Arbor and Terraces. After discussion of the situation, the item was deferred in order to investigate what options are available. (2) The Bratton estate unit, 13517 Arbor Crest Cir., has been refurbished but is not yet listed for sale.

Steve Roling reported: (1) One of the foundation supports at 13507 Arbor Crest Cir. has structural weakness that has allowed the house to settle a bit cracking the sheetrock. **Ted Michalik moved that a new concrete footing and adjustable steel column be installed so that the house can be returned to level at a cost of \$1,300; Chuck Hughes voiced a second and the vote was unanimous to approve.** (2) The speed bumps will be installed next week. (3) A-1 Concrete will be raising to level thirteen walkways which have a 1/4 inch or more of difference with the adjacent concrete and six steps which are not up to their proper height. (4) It was questioned as to whom is responsible for the sidewalk along Springs Station Road which has several un-level segments. Amber Gabbard will find information about this and report to the Board. (5) Some damaged wood is being replaced at a couple of units. (6) Steve Roling expressed his concern for maintenance now that Jim Atwell is ill and can no longer collaborate with Barry Sumner in making minor repairs. (7) Linda Hamilton, 3814 Spring Arbor Dr., requested that the vibernum that was removed from in front of her bedroom windows be replaced with something. At the time that the vibernum was removed to improve security the Board had agreed not to replace them with shrubbery in that location. (8) The mailbox structure will be painted in the coming few weeks.

Ted Michalik presented budget reports and commented that spending is \$13,000 under the budgeted amount so far this budget year. He reported that there seemed to be no reason for concern about budget items as they now stand. Some budgeted funds will be added to a CD rollover that will be possible in August as an increase in the reserve fund.

Brenda Hughes reported that she was very pleased with the Spring Arbor Community Social held in the Club House at the Forest Springs Health Campus. Attendance was in the 45-50 range and the facility enhanced the fine experience of those who attended. It was commented that a date for a fall social there should be scheduled soon.

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

There being no further business at 7:00 p.m., Brenda Hughes moved to adjourn, Clayton Rock voiced a second, and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock  
secretary