

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 28, 2018

The meeting of the Board of Directors was called to order at 6:00 p.m. by the president, Charlie Brown, at the Hughes's unit, 13613 Arbor Crest Cir. Members present were Charlie Brown, Brenda Hughes, Chuck Hughes, Bea Jones, Ted Michalik, Clayton Rock and Steve Roling. Also present was Amber Gabbard of Mulloy Properties.

The minutes of the Board meeting of July 31, 2018 were approved by email vote on 08/10/2018.

The Insurance coverage for 09/20/2018 – 09/20/2019 in the amount of Middle Oak, \$26,720.82, Great American, \$1,373.00, and Country Mutual Ins. Co., \$1,817.82, for a total premium cost of \$29,911.64 for the coverage as per the policies was approved by email vote on 08/07/2018.

Amber Gabbard led in a review of the Management Report and each issue was addressed so that all responses are up to date although some are still open to further action.

Ted Michalik presented budget reports which show that the financial condition of Spring Arbor for the 2018 Budget year is solid. Some items booked as maintenance repairs were directed to be booked as capital expenditures. Also, some aspects of the REI Study were reviewed, especially including the painting schedule and street work, in order to begin planning for the calculations needed for the 2019 Budget.

Steve Roling reported: (1) 14 of the 16 units' roofs need treating to kill and clean the black algae that is forming on them. No power washing is to be used because it removes too much grit from the shingles. The treatment will be sprayed on and followed by a rinse. Roling moved to accept the Green Goose Cleaning bid of \$7,700.00 to do the job with a three-year guarantee; Ted Michalik voiced a second and the vote was unanimous to approve. (2) Painting has begun on front porch areas that needed a touch up.

Bea Jones consulted with the Board about a Spring Arbor social which she is in the process of planning.

The next meeting is scheduled for 6:00 p.m. on September 25 at the Brown's unit, 13519 Arbor Crest Cir.

At approximately 6:45 p.m. Steve Roling made a motion to adjourn which was seconded by Chuck Hughes and the vote in favor was unanimous.

Respectfully submitted,

C. Clayton Rock
secretary