

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 30, 2018

The meeting of the Board of Directors was called to order at 6:05 p.m. by the president, Charlie Brown, at Roling's unit, 13609 Arbor Crest Cir. Members present were Charlie Brown, Chuck Hughes, Bea Jones, Ted Michalik, Clayton Rock and Steve Roling. Also present was Amber Gabbard of Mulloy Properties. Brenda Hughes was absent.

The minutes of the Board meeting of September 25, 2018 were approved by email vote on 09/24/2018.

Because skateboarding is dangerous play and our streets are private property, Amber Gabbard had been previously asked to write a regulation prohibiting it. Chuck Hughes moved her proposed new item be added to the Rules and Regulations as (**Safety, 9.e. Due to safety and liability concerns, skateboarding through the community is prohibited. Any residents or guests hurt will be at the liability of the homeowner.**) and that a sign be placed at the entrance advising of such, Steve Roling voiced a second and the **motion was approved** by unanimous voice vote.

Charlie Brown informed the Board that no official action has been taken in response to the bid of Kentuckiana to replace the shingles on buildings 7 & 8 at a cost of \$37,400.00 per building in the spring of 2019. Steve Roling moved to accept the bid, Chuck Hughes voiced a second and the voice vote was unanimous to approve.

Amber Gabbard led a review of the Management Report and it seemed that all the call-ins have up-to-date responses with the understanding that some issues yet require further action or completion.

Bea Jones, social, reported: (1) The Fall Social will be held at 5:30 p.m. on Thursday, November 29 at Forest Springs Health Campus. (2) At Bea's suggestion it was agreed to decorate the Spring Arbor entrance for Christmas at 2:00 p.m. on Sunday, December 2.

Steve Roling, buildings and landscape, presented the following: (1) Green Goose Cleaning began cleaning off the roof mold but stopped after doing two units because the treatment was not working well. It was thought that possibly the weather was too cool when it was done. The cleaning will resume in the spring of 2019 during warmer weather. (2) The painting at the front entrances of units is still underway. (3) The fall tree pruning is mostly done.

Ted Michalik, treasurer, led in discussion of budget considerations for the 2019 budget year. The expense for insurance is projected to increase by 5%, management fees by 1%, the LG&E bill by 33% and the Water and Sewer bill by 11%. The Board plans to complete and adopt the 2019 Budget at its next meeting. The income for 2019 will need to be augmented by a 3% increase in the monthly fee paid by homeowners. The Reserve Fund account is expected to earn \$3,300.00 more than it did in 2018.

The next meeting is scheduled for 6:00 p.m. on Tuesday, November 27 at the Michalik unit, 3825 Spring Arbor Dr.

At 6:44 p.m. Chuck Hughes moved to adjourn, Bea Jones voiced a second and the vote was unanimous in favor.

Respectfully submitted,

C. Clayton Rock

secretary