

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 26, 2019

The meeting of the Board of Directors was called to order at 6:10 p.m. by the president, Charlie Brown, at the Hughes unit, 13513 Arbor Crest Cir. Members present were Charlie Brown, Chuck Hughes, Bea Jones, Ted Michalik, Clayton Rock and Steve Roling. Also present were Amber Gabbard of Mulloy Properties and Bob Graves. Brenda Hughes was absent.

The 02/26/2019 Board Minutes were approved by email vote on 03/02/2019.

Due to unusually high water/sewer bills it was previously agreed to contact the Louisville Water Company (LWC). Steve Roling reported that the LWC does not have the means to check the system. A simple first step to check for a water usage leak is to read the meter at 2:00 a.m. and then read it again at 3:00 a.m. If it shows high usage, a leak is probable. Secondly, there are companies that for a fee can check for leaks. Previous water usage will be analyzed to determine if there is a significant increase of the amount used.

There are some places where water runoff drainage needs improvement. Steve Roling inquired of Amber about bids for doing some drainage work to which she replied that the company(s) contacted have, as of yet, to provide a bid.

At the upcoming annual homeowners meeting five board members will be elected to three-year terms. Those who are standing for election are: Charlie Brown (term expiring); Bob Graves, Vice-President (new member); Chuck Hughes, President (3rd year of term); Ted Michalik, Treasurer (term expiring); Clayton Rock, Secretary (term expiring); and Steve Roling (term expiring). Should these be elected Charlie Brown will be appointed to be Maintenance Chair and Steve Roling to be Landscaping Chair. Others may be nominated for a board seat/office at the annual meeting the date for which will be announced soon.

Amber Gabbard led in a review of the Management Log on which is recorded all contacts which require attention. Each issue has been attended or is scheduled to be attended. Any request for repairs, landscaping, accounts, etc. should be made by email to Amber Gabbard at AGabbard@MulloyProperties.com. She will attend the homeowners request or, else, contact whomever is responsible for attending the request.

Bea Jones reported: (1) The Lunch Bunch luncheon on March 8 at the Martini Italian Bistro was great fun with lots of laughter. The next luncheon will be at the Goose Creek Diner on Friday, April 12 at 11:45. (2) A spring evening social is being planned for Thursday, May 30 at Forest Springs Health Campus.

Steve Roling reported: (1) To start up or shut down irrigation systems homeowners may use GreenScapes, which installed many of the systems, or Jacob Ragsdale. GreenScapes charges \$65/\$65 for startups and shut downs, and Jacob charges \$50/\$75 for the startups and shut downs. GreenScapes rate of \$65 for the startup is good only if the homeowner signs up for either April 3 or April 16. If not on those two dates, the charge is more. The homeowner is responsible for the startup cost. For either GreenScapes or Jacob Ragsdale to do the startup, contact Amber Gabbard by email at AGabbard@MulloyProperties.com and she will inform the company of your choice.

The next Board meeting will be held at the Brown's residence, 13519 Arbor Crest Cir. on Tuesday, April 23 at 6 p.m.

There being no further business at 7:10 p.m., Steve Roling moved to adjourn, Clayton Rock voiced a second and the vote was unanimous to approve.

Respectfully submitted,

Clayton Rock
secretary