

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 17, 2019

The meeting of the Board of Directors was called to order at 6:05 p.m. by the president, Chuck Hughes, at the Rock unit, 3829 Spring Arbor Dr. Members present were Bob Graves, Brenda Hughes, Chuck Hughes, Bea Jones, Ted Michalik, Clayton Rock, Steve Roling, plus Charlie Brown, appointed maintenance supervisor. Also present was Amber Gabbard of Mulloy Properties.

The minutes of the 08/27/2019 Board meeting were approved by email vote on 08/29/2019.

Ted Michalik, treasurer, reported that the current budget deficit is due to the tree pruning costs and water leak repairs. After the water company makes its determination of the amount of water that was leaked, the Board will apply for a rebate on the sewer fee for the leaked water which, obviously, was not processed through the sewer system.

Steve Roling, landscaping, reported: (1) Shrub trimming is scheduled for the first week in October. (2) Two projects completed beyond those anticipated in the budget are the treatments to protect the ash trees from the ash borers and the two lawns that were power seeded.

Charlie Brown reported: (1) The two faulty light bulbs at the entrance will be replaced. (2) The unit at 3831 Spring Arbor Dr. was inspected for pending sale and agreement has been reached as to the repairs for which the Spring Arbor Condominium Association is responsible. All other repairs are the responsibility of the homeowner. (3) The gas meters have been tagged to indicate which unit each one serves. (4) The Management Report indicates that notices have been sent to two homeowners that their patio fences should be repaired. Also, some dry wall repair due to a roof leak at one unit and an outside faucet leak repair at another unit was reported.

Bea Jones, social, reported: (1) Ten residents attended the latest Lunch Bunch luncheon at the The Blind Squirrel. (2) The October Lunch Bunch luncheon will be at Cheddars on Westport Road on Friday, October 11 at 11:30 a.m. (3) The annual Christmas social is scheduled for December 12 at the Forest Springs Senior Community.

The Rules and Regulations of Spring Arbor Condominiums continue to be reviewed in order to improve their preciseness and address issues raised at the last annual meeting. Bob Graves presented a revised draft copy which was further revised with attention to wordsmithing, organization and a few content changes. Bob will incorporate the agreed text edits and present the resultant revision at the October meeting.

The next Board meeting will be held at 6:00 p.m. on October 22 at the Graves unit, 13631 Arbor Crest Circle.

Respectfully submitted,

C. Clayton Rock
secretary