

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 22, 2019

The meeting of the Board of Directors was called to order at 6:00 p.m. by the president, Chuck Hughes, at the Graves unit, 13631 Arbor Crest Cir. Members present were Bob Graves, Brenda Hughes, Chuck Hughes, Bea Jones, Ted Michalik, and Clayton Rock, plus Charlie Brown, appointed maintenance supervisor. Also present was Amber Gabbard of Mulloy Properties. Steve Roling was absent.

The minutes of the 09/17/2019 Board meeting were approved by email vote on 10/01/2019.

The revised draft copy of the Rules & Regulations were approved by email vote on 10/06/2019.

Ted Michalik, treasurer, reported: (1) The analysis of water usage shows the most recent water usage period to be the second highest of all time and is twice the usage of the same period two years ago. It is suspected that there are undiscovered water leaks to be found and residents are implored to be alert to any evidence of leaking pipes or faucets. This issue will be addressed in a newsletter to residents. If leaks cannot be found by October 31, a leak detection company will be contracted to do a search. (2) Ted presented a draft 2020 Budget for review and a vote is slated for the November meeting.

Chuck Hughes presented the report from Steve Roling, landscaping: (1) Mowing is scheduled for five more times this fall. (2) Leaf pickup and gutter cleaning will be done in November. (3) A bid from A-1 Concrete to repair the patio at 13601 Arbor Crest Cir. in the amount of \$750.00 was reviewed. Bob Graves **moved to approve** the bid, Brenda Hughes voiced a second and the vote was unanimous to approve.

Charlie Brown, maintenance, reported: (1) Two homeowners have previously been sent notices to have their patio fences repaired with no apparent result. An additional letter of notice will be sent to both unit owners requesting their compliance.

Bea Jones, social, reported: (1) The next Lunch Bunch gathering will be on, Friday, November 8 at 11:30 a.m. with the place to be announced. (2) The Spring Arbor Christmas social is scheduled for Thursday evening, December 12, at the Forest Springs Senior Community.

Amber Gabbard, Mulloy Properties, led a review of the Management Report which has only two work orders still open for response.

The next Board meeting will be held on Tuesday, November 19, at 6:00 p.m. at the Hughes unit, 13513 Arbor Crest Circle.

There being no further business at 7:05 p.m., Bob Graves moved to adjourn, Bea Jones voiced a second and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock
secretary