

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
November 19, 2019

The meeting of the Board of Directors was called to order at 6:03 p.m. by the president, Chuck Hughes, at the Hughes unit, 13513 Arbor Crest Cir. 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 10/22/2019 Board meeting were approved by email vote on 10/29/2019.

Steve Roling, landscaping, reported: (1) He presented amounts for landscaping to be included in the 2020 Budget. (2) He led a discussion about how to monitor water usage on a regular schedule in order to be able timely to detect any new leak which might occur.

Ted Michalik, treasurer, reported: (1) He presented for approval a draft 2020 Budget and an accompanying proposal of a four percent increase in monthly fees to meet the budget and keep the Reserve Account amount adequate for future needs. It was noted that there were unforeseen expenses during 2019 of water usage due to leaks and the cost of leak repairs, a pruning of trees and bushes that was seriously needed, and other landscaping projects of lesser cost. The roofs of two buildings were re-shingled at a cost of approximately \$75,000.00 which was considered a capital expense covered by the Reserve Account. The draft budget was discussed and amended. Roling moved to approve the amended 2020 Budget proposal including a four percent (4%) increase in monthly fees; Michalik voiced a second, and the vote was **unanimous to approve**.

Charlie Brown reported: (1) One of the two homeowners with a patio fence needing repairs has a contract for the repairs and the other homeowner will be sent a second letter informing of the necessity to repair the unit's patio fence. (2) A-1 Concrete has repaired the patio at 13601 Arbor Crest Cir. (3) The electrical installations at the entrance have been repaired and are ready for Christmas decorating use.

Bea Jones, social, reported: (1) The Spring Arbor Christmas social is scheduled for Thursday evening, December 12, at the Forest Springs Senior Community with Goose Creek Diner to cater the event. (2) The Lunch Bunch will not gather during the month of December. (3) The Christmas decorating at the entrance is planned to take place on December 1.

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, January 28, 2020 at 6:00 p.m. at the Hughes unit, 13513 Arbor Crest Circle.

There being no further business at 7:07 p.m., Roling moved to adjourn; Michalik voiced a second and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock
secretary