

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 28, 2020

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, and Steve Roling. Also present was Amber Gabbard of Mulloy Properties.

The minutes of the 11/19/2019 Board meeting were approved by email vote on 11/21/2019.

Ted Michalik, treasurer, reported: The expenses for the month of December 2019 were less than the amount budgeted; however, the expenses for the year of 2019 were more than what was budgeted due to several unforeseen, costly events. The 2020 budget year, barring unforeseen events, should see approximately \$56,000.00 put into the Reserve Fund which will bring it much closer in line with projected future expenditures.

Chuck Hughes reported: (1) One of the patio fences still needs some repair. Steve Roling agreed to contact the homeowner about who might do the job. (2) The support posts at the mailboxes are not holding paint because of dampness. Steve Roling suggests covering them with the same type of fabricated boards that have been used on the dwelling units which do not absorb water and are resistant to rot.

Amber Gabbard led a review of the management report which had one open item. (1) Water has seeped through a crack in the basement wall at Arbor Crest Cir. 13617. After discussion, it was agreed to first extend the downspout drains to discharge the water further from the foundation. If that isn't sufficient, then the crack can be sealed from inside the basement. Third, if necessary, dig along the basement wall on the outside and seal the crack, which is the last choice because of the much greater expense involved.

Bea Jones, social, reported: (1) The Lunch Bunch gathered at the First Watch in Middletown for their January meeting. (2) Bea is tentatively planning a Valentine social for interested homeowners at a restaurant venue.

The next Board meeting will be held on Tuesday, March 3, 2020 at 6:00 p.m. at the Roling unit, 13609 Arbor Crest Circle.

There being no further business at 6:42 p.m., Steve Roling moved to adjourn; Clayton Rock voiced a second and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock
secretary