

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 03, 2020

The meeting of the Board of Directors was called to order at 6:00 p.m. by the president, Chuck Hughes, at Charlie Brown unit, 13519 Arbor Crest Cir. Members present were Bob Graves, Brenda Hughes, Chuck Hughes, Bea Jones, Ted Michalik, Clayton Rock, and Steve Roling. Also present were Charlie Brown, Barry Sumner and Amber Gabbard of Mulloy Properties.

The minutes of the 01/28/2020 Board meeting were approved by email vote on 02/04/2020.

Barry Sumner had been asked to evaluate the foundation leak at Arbor Crest Cir. 13617. He had information in hand for repairs to fix the basement foundation and estimated that probably \$1,000.00 would be enough to fix it. Ted Michalik moved to approve up to the amount of \$1,000.00 for repairing the leaking crack, but, if the cost is more, then the quote will be considered by email. Steve Roling voiced a second and the vote was **unanimous to approve**. There was discussion of specific remedies to address the problem of peeling paint at the mailboxes. Still waiting for dryer weather to initiate action.

Charlie Brown, maintenance: (1) He led in reviewing the Call Log to verify with Amber Gabbard that the responses are up-to-date, which they are. Any open cases have had responses but have not reached total completion. (2) Amber will contact the management of the neighboring apartments about replacing the missing picket in the border fence.

Ted Michalik, treasurer, reported that there were no major deviations from the budgeted amounts and the reserve fund has started to be replenished.

Steve Roling, landscaping, reported: (1) The spring clean-up will be done very soon. (2) New mulch will be laid down in April. (3) Pre-emergent treatments to prevent unwanted lawn plants will be applied as soon as possible. (4) As recommended, more home owners are calling Amber Gabbard of Mulloy Properties ([agabbard@mulloyproperties.com](mailto:agabbard@mulloyproperties.com) or 498-2403) about concerns and issues. He indicated that this protocol is working quite well.

Bea Jones, social, reported: (1) The Lunch Bunch which meets on 2nd Fridays will gather on Friday 13, at 11:30 at the Bristol Bar & Grill at 300 North Hurstbourne Parkway. She will be planning for a Spring Arbor social sometime in May.

Charlie Brown informed the Board that he wished to resign from the building maintenance role. His resignation was accepted and Chuck Hughes will assume that responsibility for now.

Clayton Rock, nomination committee chair, reported that two board terms, those of Bea Jones and Chuck Hughes, will expire this year and need to be filled by election. Chuck Hughes will seek to secure a meeting date and site in the month of May.

The next Board meeting will be held on Tuesday, March 31, 2020 at 6:00 p.m. at the Roling unit, 13609 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