

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 31, 2020

The meeting of the Board of Directors was called to order at 6:00 p.m. by the president, Chuck Hughes, via Zoom video conferencing. Present were Bob Graves, Brenda Hughes, Chuck Hughes, Bea Jones, Ted Michalik, Clayton Rock, and Steve Roling.

The minutes of the 03/03/2020 Board meeting were approved by email vote on 03/13/2020.

Ted Michalik proposed that the 2020 budget be increased in the amount of \$1,800.00 to pay for "Landscaping Contractual" for all the normal spring lawn treatments by TruGreen. It was **approved** by email vote on 03/12/2020.

Ted Michalik, treasurer, reported that there were no significant deviations from the budgeted amounts and that total expenditures for the year are well under budget at present.

Steve Roling received a verbal quote from Jacobs' Landscaping for addressing the problem of the pooling of water runoff from the drainage ditch along the fence between Spring Arbor and the adjacent apartments. The water has been pooling near the unit at 3831 Spring Arbor Dr.

1. Add more large rocks in the spillway area.
2. Pour a concrete diverter at the end of the drainage area.
3. Dig down 2.5 feet from the end, install pipe to the parking area and cover with # 2 rock.

Price of the project was quoted to be \$1800.00.

By email vote, this run-off water diversion project was **approved**.

Steve Roling, landscape report: (1) The yearly mulch application is in progress a bit earlier than anticipated. (2) The lawns have been treated with a combined application of pre-emergent to kill wild plant seeds, weed killer and fertilizer. (3) The Board agreed to replace the holly bush removed at the Azbill unit, 3810 Spring Arbor Dr. (4) The shrubbery at the corner near 3804 Spring Arbor Dr. is close to the street and tall enough that the shrubs block vision at the intersection. It was agreed to remove the present shrubbery and plant some boxwoods there. (5) It has been noted by various residents that some drivers go rather fast on Spring Arbor streets and it has been requested that the speed bumps be re-installed. The Board agreed to inform residents of the situation and ask that all drivers drive cautiously and at no more than the posted speed of 15 miles per hour. If after two weeks of being informed, the driving speeds remain the same as now, the speed bumps will be re-installed.

Chuck Hughes, maintenance report: (1) The owner of the unit at 13613 Arbor Crest Cir. has made contacts about repairing the patio fence and should soon be submitting a plan for the work. (2) An attempt was made to stop the basement leak at 13617 Arbor Crest Cir. but the unit owner reports that it is still an issue. Further repair work will be done. (3) A roof/2nd-floor-window-leak at 3809 Spring Arbor Dr. is slated for repair. (4) Gutter guards to keep out leaves are

needed on various units. \$2,000.00 was allotted in the 2020 Budget for gutter guards and the Board agreed to proceed to install as many as the Budget allows.

Bea Jones, social, reported that the Lunch Bunch did meet at the Bristol Bar & Grill in March but that future Lunch Bunch gatherings are suspended at present.

Nomination Committee report: Two members of the Board of Directors will have their terms expire at the end of the 2020 annual meeting. The Nomination Committee, composed of Betty Noffsinger, Barry Sumner and Clayton Rock, chair, has chosen to nominate present Board members Charles "Chuck" Hughes and Beatrice "Bea" Jones to stand for election to the expiring Board terms.

Chuck Hughes reported that plans for the annual meeting in May are on hold at present due to the governor's desire to have shelter-in-place in response to the Covid-19 outbreak. However, the Board did discuss various options of how to hold the annual meeting but tabled the issue to take up again at a later date.

The next Board meeting is scheduled for Tuesday, April 28, 2020 at 6:00 p.m. at the Roling unit, 13609 Arbor Crest Circle.

There being no further business at 6:45 p.m., Steve Roling moved to adjourn; Bea Jones voiced a second and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock  
Secretary