

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

The meeting of the Board of Directors was called to order at 6:15 p.m. by the president, Chuck Hughes, via Zoom video conferencing. Present were Bob Graves, Chuck Hughes, Bea Jones, Ted Michalik, Clayton Rock, and Steve Roling.

The minutes of the 04/03/2020 Board meeting were approved by email vote on 04/02/2020.

Ted Michalik, treasurer, reported that this year's total expenses continue to be less than the 2020 Budget amount. The overall financial situation is looking good at present.

Steve Roling informed the Board by email that at the April 03 meeting the Board thought it wise to replace the shrubs at the corner of Spring Arbor and Arbor Crest Cir. because they are blocking the view and causing a potential traffic hazard. The bid to do so is \$400.00. It includes taking down the current bushes and replacing them with 5 boxwoods. In addition, some drainage work is needed between 13623 and 13625 Arbor Crest Cir. at a cost of \$275.00. Approval by the board is needed for these two projects. The Board **approved both of these projects by unanimous email vote** on 04/03/2020.

Steve Roling reported by email that some dead shrubs in the area around the electrical boxes at 13610 Arbor Crest Cir. need to be replaced and the live shrubs need to be trimmed back. They are blocking access to the electrical boxes and are quite an eyesore. The quote is for removal of all the dead and damaged shrubs and for their replacement with appropriate shrubs at a cost of \$575.00. The Board **approved this project by unanimous email vote** on 04/20/2020.

Steve Roling reported: (1) He has been doing drive-by review of Spring Arbor the last couple of days to evaluate the upkeep and lawn care. (2) Complaints have been received about dog pooh, some in plastic bags, being discovered in the drainage ditch along the south border and near the mailboxes. It remains to be determined if it is from an off-property storm drainage grate or is tossed directly into the drainage ditch. The issue will receive further observation and analysis. (3) Some burrowing critter, possibly moles, is making small holes in the lawn near 3823 Spring Arbor Dr.

Chuck Hughes presented information from Olga Johns, 13613 Arbor Crest Cir., requesting approval for her to replace the existing patio fence at her unit in the manner described in her request and as shown by the photo that accompanied the request. Steve Roling moved to approve the request, Ted Michalik voiced a second and the vote was **unanimous to approve**.

Chuck Hughes presented the issue of what to do about the annual meeting given the meeting restrictions due to COVID-19. After some discussion of possibilities, Bob Graves moved that the annual meeting be postponed and that the present Board members serve until such time as

the annual meeting can be held. Bea Jones voiced a second and the vote was **unanimous to approve**.

Clayton Rock made a couple of inquiries. (1) Have any excessive driver speeds been reported or observed since the last meeting? None were reported and Board members reported observing safe driving speeds by the residents. However, various Board members reported that some children, not from Spring Arbor, are riding bicycles on the streets and one dangerous situation was observed. Also the number of people walking, running and walking with dogs has significantly increased recently. It was suggested that homeowners tactfully remind people, who come onto Spring Arbor property for those activities, that this is private property, streets included. (2) Has the basement leak at 13617 Arbor Crest Cir. been repaired? Chuck Hughes responded that the repairs made seem to have been successful.

The next Board meeting is scheduled for Tuesday, May 26, 2020 at 6:00 p.m. at the Roling unit, 13609 Arbor Crest Circle.

There being no further business at 6:43 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