

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 28, 2008

The monthly meeting was called to order at 7:00PM by Hank Schmidt at the home of Barbara Arnold. Present were Barbara, Hank, Sue Marshall, Barbara Hay, Bill Barnoski and Ann Hollinden. Cheryl Shontz, representing Mulloy Properties, arrived shortly thereafter. Absent was John Middleton. It was noted that Terry Tronzo's name was misspelled in the April 3, 2008 minutes. Barbara Arnold moved the minutes be approved as corrected. Motion adopted.

The reports of the standing committees were presented as follows:

Finance

Sue reported the need for an audit. Cheryl stated an extension has been filed for our taxes; after they are paid, the accountant will do the audit. Cheryl reported the owner, delinquent in her assessment, has started making payments. J&J Painting has a payment of \$600.00 not yet released. Warren Remodeling has yet to bill \$8300.00 on windows and \$1500.00 on numbers. It appears that we will have about \$3000.00 left in the wood rot budget.

Landscaping

Barbara Hay circulated a handout to the Board suggesting a partial list of plantings known to be resistant to crown gall, plantings susceptible to this disease and recommendations by the County Extension Office and Terry Tronzo, our arborist.

Copy attached.

Ann owner presented a request for some landscaping she would like to do. Sue moved that her request involving the area adjacent to her unit and around her patio area be approved. Motion adopted.

Another owner submitted a sketch showing landscaping she wants to do in the front of her unit using disease resistant, slow growing plants. This to be done at her expense except for 2 boxwoods, which the association will plant to replace the junipers removed last year due to disease. Ann moved to approve; motion adopted.

Barbara and Terry Tronzo did a walk through; he has finished some tree trimming and plans to fertilize bushes and trees at the roots in the fall.

Bill reported the red maple trees along Spring Station Rd. have worms. Barbara will report to arborist.

Sue reports insects swarming around her garage; Cheryl reports we had an insect control inspection in March; she will report this problem.

Within the next month, MSD plans to repair the erosion in their easement next to 13521 and 13527 Arbor Crest and at the other end next to 13627 Arbor

Crest and 3810 Spring Arbor Dr. by adding dirt and sowing grass seed. MSD recommends the hillside between Spring Arbor and Forest Springs not be mowed for a period of three months following the erosion repair. Greenscapes has been notified re the mowing. Hank suggested the Forest Springs homeowners along this bank be notified by MSD of this plan. It's doubtful that grass will grow at the Spring Station Rd. end due to shade; Barbara suggests planting hostas; they would look nice as well as anchor the soil.

The projects for 2008 are as follows: Five units will have mulch put around the birch trees where nothing will grow. Four units need downspouts tied into outside drainage due to severe washout; Bill has submitted this to Greenscapes. Erosion on the property, other than the MSD easement, is another problem; the plan is to use grass seed and other plantings. Shrub replacement is needed in some areas since a total of 179 bushes were removed last year due to disease.

Barbara reported after the above mentioned work is done, there will be \$!! 75.00 left in the budget for fall projects. Barbara thanked Sue and Bill for accompanying her and Greenscapes on the walk through to assess problems.

Barbara has prepared a packet containing the planned projects and above information to pass on to her successor on the Board.

Maintenance

Bill reports the following needs to be done in the next phase of the wood-rot project. Two front door frame units, 2 single patio door frame units and 11 double patio door frame units need to be replaced. The total cost on the doors, should Warren Remodeling do the work, is \$21,397.00, installed and warranted. Hank suggested to Cheryl that there be an agreement for the homeowner to sign prior to having this work done. It should clearly state the association's responsibility and the owner's responsibility re the interior trim. The interior trim will be carefully removed and put back as close to the original condition as is possible; no other interior work will be done by the association.

In addition to the doors, wood rot was found in a few of the panels next to the front doors, in about 140 porch column bases, some of the major fascia boards that support the gutters, and a few units have wood rot in the peak over the dining room and kitchen windows. The original construction of the last 2 areas isn't obvious without taking them apart. It was decided to allow Vic Warren to replace the wood rot in one peak and one gutter supporting fascia board using the hardi-plank type material; he will work on a time and material basis; he estimates 2 days to complete. He, then, will be able to give a reasonable bid and know whether or not the gutters can be reused. It appears there is enough money remaining in the wood rot budget to pay Warren Remodeling for this "investigational" job. Bill offered to take photos showing the method of original construction in order to obtain other bids.

Hank said he would like to get all the wood rot done with this next assessment. Unable to give exact figures, a ballpark amount could probably be projected off Vic's prices and could be presented to the community at the general meeting, May 13th. Hank stated we owe the homeowners 2 if not 3 bids on the

remaining work. Hank proposed walking the property with other contractors and, following Bill's inventory, we indicate the material we want and the scope of work to be done, working off Vic's numbers. We, then, would give them a week to get their bids back to us.

Cheryl reports owner requests to have front door painted and have areas taken care of where paint has been pulled off when temporary numbers were removed. Bill suggests waiting until painting is done after wood rot project is completed; if this is unacceptable, owner may do own painting; Bill offered to touch up places where paint has been pulled off. Bill suggested establishing standardized exterior paint colors – especially door colors, type and manufacturer; this will be referred to John when he returns.

Barry Sumner's offer to replace the light sensors on 6 buildings at a cost savings was not approved since Cheryl stated Mulloy will not pay uninsured workers.

Bill questioned the responsibility of window replacement. It was determined the windows have a lifetime warranty; however, the cost of installation was that of the homeowner. Barbara Hay has the name of the glazer she has used.

Bill reported an owner has a floor hump in the doorway between the living room and the den that needs correction before hardwood can be installed. Vic Warren determined there to be a pillar in the crawlspace, placed for support, now pushing the floor up after the rest of the house has settled; it appears to be part of the original construction; he would be able to correct the problem. Hank suggested the cost be divided between the owners and the association since we're not positive who put the pillar there. Bill suggested getting a price first. Cheryl reported she also has someone checking on this situation. The issue was tabled for now.

Bill reported seeing someone working on the roof at 3832 Spring Arbor Dr.; Cheryl is not aware of sending anyone to do any work there.

The soil is washing away from under an owner's patio and another owner's patio is separating from his unit.

An owner has yet to get a reply from anyone about working on his water diversion problem. There is difficulty finding a contractor to dig around the foundation. Cheryl will follow-up with the person she had contacted previously.

Hospitality

Barbara Arnold reported a couple from Florida bought the sold unit. Barbara requested having opportunity to get more signatures for the block watch at the May 13th meeting. Barry has offered to replace the light bulbs at the entrance when necessary instead of calling Mulloy; there are plenty of bulbs on hand.

Architectural

After a unanimous vote, Ann moved that an owner's request to place a canvas gazebo over his patio not be approved because the look would not be consistent with the property. Motion adopted.

Nominating Committee

Ann reported that DuWayne Huber has agreed to run for the Board. Anne Bowman is thinking about it as is Nelson Nunn. June Creek had shown some interest; however, she declined. Bill suggested that Tom Scharff might be a good person to contact. Clayton Rock will also be contacted. Ann will follow-up with Anne and Nelson.

Other

Hank will send Cheryl an agenda for the general meeting. She will have the agenda, sign-in sheets and ballots prepared. In an effort to firm up the assessment amount, the next Board meeting will be May13th at 5:00PM at the church prior to the general meeting at 7:00PM.

Barbara Arnold moved the meeting be adjourned at 9:10PM.

Respectfully submitted,
Ann Hollinden, Secretary

SUGGESTED TYPES OF TREES AND SHRUBS FOR SPRING ARBOR

According to the County Extension Office, when crown gall infected bushes are removed, it is necessary to avoid replanting the site with trees or shrubs known to be susceptible to crown gall. The susceptible plants and trees include: euonymus, forsythia, grape, honeysuckle, pecan, rose, Russian olive, walnut and willow.

Resistant trees and shrubs include: hemlock, holly, hornbeam, linden, pine, spruce, boxwoods (not American or Korean), taxus, Allegheny vibernums, hydrangea, mops, inkberry and Japanese holly. Please note this list is not an inclusive list. Requests for other species of trees and shrubs would have to be investigated.

Known resistant disease prone ground cover includes pachysandra, liriop and sedums. These plantings are great for erosion control. Again, this is not an inclusive list.

Terry Tronzo, arborist, advised that the boxwood shrub be high on our list as it is slow growing and hearty.

Barbara Hay