

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 19, 2008

The monthly meeting was called to order at 7:00 PM by Tom Scharff at his home. Present were Tom, Nelson Nunn, Barbara Arnold, John Middleton, Sue Marshall, Ann Hollinden and Cheryl Shontz, representing Mulloy Properties. Bill Barnoski was absent. Sue moved the minutes of the July 10, 2008 meeting be approved. Motion adopted.

Cheryl reported she has not heard from the 3<sup>rd</sup> reserve study group. She has had experience with RSI's work and thinks they are the most reasonably priced. They also do a presentation to the residents of the community. Nelson moved that a reserve study using RSI be initiated. Motion adopted.

The code of ethics decision was tabled; Nelson's format could not be opened on-line; he will bring copies to the next meeting.

The reports of the standing committees were presented as follows:

Finance

Sue reports the audit review has been completed. It will be reviewed. Cheryl reported a price of \$3500 to replace an owner's patio; she is awaiting a lesser price using piers to shore up the existing patio. There is a price of \$350 to repair an owner's sidewalk. An owner's drainage problem is going to run around \$13,000. Sue moved the \$22,000 in the reserve account at Republic Bank be kept as a money market account, not invested in a CD, and transferred into checking as necessary to pay the above extraordinary expenses. Motion adopted.

Sue moved that a demand letter be sent by the attorney to an owner who has not paid any assessment money. Motion adopted.

John questioned Cheryl re obtaining a loan from Republic; the bank is reluctant to grant a loan because the association has no collateral. Cheryl will check with National City. The amount in question is \$150,000 for 5 roofs.

The budget meeting will be in November around the 10<sup>th</sup>, 12<sup>th</sup> or 13<sup>th</sup>. Due to a mix-up, the church was not paid for our using it for the May bi-annual meeting; John moved that a check for \$150 be sent to them after the November meeting. Motion adopted.

Sue reported the condominium insurance with Secura expires September 20<sup>th</sup>; the next premium, \$12,100, is due September 8<sup>th</sup>. The insurance was renewed.

Landscaping

Nelson reviewed Greenscapes' billing with Cheryl. He reports 2 dead trees have been removed. There was discussion re tree trimming needs this fall. An owner's shrub will be replaced in the fall. Nelson plans a walk-thru to assess needed work; he will probably ask Barbara Hay to assist him. Barbara Arnold requested to replace the grass around the River Birch with mulch; no problem.

### Maintenance

John reports the wood rot work is about 50% finished and they're doing a nice job.

Cheryl reports she has taken care of a small mold remediation in a 2<sup>nd</sup> unit. Also, there is a reported roof leak at 3823 Spring Arbor; American Roofing gave a price of \$1200 to repair it. There is another reported leak at 3834 Spring Arbor; to repair-\$409. Ann suggested we get the company involved who did a nice job on a roof repair earlier this year; they were good and more affordable. A new roof by American today would cost \$31,478 each; this is about \$6,000 more than we paid in the past due to the increase in the price of petroleum.

John reports that Cardinal is able to resolve an owner's drainage problem and their price is more reasonable, \$13,476, than Dwyer's. Sue moved that we have Cardinal do the work. Motion adopted.

### Hospitality

Barbara suggested having a fall get-together, probably at the church, probably in October. Ann reported the Hagan's unit has been sold; they will close August 29<sup>th</sup>.

### Architectural

Cheryl reported she received no response to the revised Rules and Regulations mailed to the community and no vendors were suggested to be added to the preferred vendor list. Tom will pass the current list on to Ted Michalik, our webmaster, for posting on the website. Residents will be notified that the Rules and Regulations were adopted (the revisions will be highlighted). The cover letter will discuss actions to be taken in the event of violations.

An owner requests permission to put up a fence; the information he provided appears incomplete and unclear. Tom will speak to him. The same owner also requests permission to install a Pella storm door, black with brass hardware. This is approved as long as the one he wants has a full, clear glass. Cheryl reports she needs info on fence stain and front door colors to provide to owners.

Cheryl will check with the attorney regarding what is needed for our documents to prevent a unit from being rented.

The next meeting will be September 16<sup>th</sup> at Sue's house at 7:00 PM. John moved the meeting be adjourned at 9:30 PM. Motion adopted.

Respectfully submitted,  
Ann Hollinden, Secretary