

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 10, 2008

The monthly meeting was called to order at 9:07 AM by Tom Scharff at the home of Nelson Nunn. Present were: Tom, Nelson, Barbara Arnold, Bill Barnoski, Sue Marshall, John Middleton, Ann Hollinden and Cheryl Shontz, representing Mulloy Properties. Sue Marshall's name was omitted from the roll in the minutes of the June 19, 2008 meeting. John moved the minutes of this meeting be approved as corrected. Motion adopted.

Tom reported he had spoken to Ted Michalik re posting the preferred vendor list on the website. Ted is willing; Tom will forward a list of vendors, after feedback from the community as is requested in the cover letter that will be mailed with the Rules and Regulations.

Ethics contracts, Articles of Conflicts of Interest, as well as a change in the By-laws if needed were discussed. John offered a Code of Ethics he found on the internet that would serve us pretty well; he offered to make a few changes and send it to the Board for review; each Board member would sign their own copy rather than all sign the same copy. Nelson will send the Board a copy of the Articles of Conflicts of Interest he has after making some appropriate changes.

Options, other than a 4th and very large assessment, were discussed to enable painting the remainder of the community and replacing the remaining 5 roofs. Tom asked that the Board continue to give it thoughtful study. The Reserve Study may shed some light on this as well. John asked if Cheryl could explore with Republic and U.S. Banks before the next meeting to see what their guidelines would be for a loan.

John questioned the procedure when someone new moves into the community. Cheryl stated they receive a welcome letter from Mulloy. They receive an authorization form to have their monthly maintenance fee automatically withdrawn if desired and a magnet with contact information. This happens as soon as Mulloy finds out about the sale, sometimes 2 weeks after the closing. We are able to e-mail the buyer or the realtor a copy of the Master Deed.

The reports of the standing committees were presented as follows:

Finance

Cheryl reports Greenscapes has added a fuel surcharge of \$30.00 for each mowing and \$240.00 for each trimming to their statements.

Cheryl has received one bid for a Reserve Study from Reserve Specialists, Inc, Indianapolis, and is awaiting others from Reserve Advisors, Minneapolis, and Association Reserves, in Atlanta. Cheryl will forward the remaining 2 bids when they are received.

We still don't have an audit; the current accountant will be replaced.

Sue reports the financial statement looks good; we're in the green. Also, two of our CDs mature in August; we will probably roll them over for another six

months. We plan to put the \$22,000 we have in cash reserves into another CD. Payments on the 3rd assessment are coming in.

Landscaping

Nelson reports an owner's submitted landscaping plan around his screened patio is fine. Another owner's proposed landscaping is on hold for now; she's not sure when she will undertake it. The landscape plan for another owner's ivy reads "prepare the bed for ivy"; this has been done; she expects ivy to also be planted on both sides of the sidewalk, but this is not noted in the plan handed on to Nelson. Greenscapes billed an owner for mulch; it is not clear why she was billed; Nelson will look into it.

Barbara suggested there be a landscape committee; having more eyes on things would minimize problems. The decision to have a committee would be to Nelson's. Nelson thinks it would be helpful if the homeowner would be proactive in his own area if physically able.

Nelson plans to e-mail John Locke, MSD contact person, re the erosion problem next to Huber's front yard.

The pop-ups in the underground drainage work done by Greenscapes are problematic in places where the water drains forcefully. The pop-up comes all the way out and washes out dirt around the drain. Nelson will call Greenscapes about them.

Maintenance

Bill reports Warren Construction has started on the recently contracted work. Vic is having difficulty reaching owners at home to schedule their door replacements. One owner has decided he doesn't want his patio door replaced; he fears there may be interior damage that he would be left with. Bill will speak to him again. It was determined that the replacement of exterior doors is a responsibility of the Association as is the decision to do so. It was also noted each door scheduled to be replaced has already been purchased. Each door was ordered to fit a specific installation site.

Bill stated painting can wait until next year without a problem; he doesn't see the wood-rot being completed in time to paint in 2008.

Cheryl reports the OPC contract does not include ant control.

Bill reports he heard from Cardinal re his crawlspace problem. Their estimate is \$13,476, about \$2,000 less than Dwyer. Copy of estimate, circulated at the meeting, is attached.

Cheryl reports the sale of a particular unit didn't go through due mold found on inspection. The Board questioned source of mold found in the crawlspace around bathroom area. Barbara moved to determine if cause of bathroom area mold is a plumbing problem to be resolved by owner; if not, mold in crawlspace will be remediated by the Association. Motion adopted. Cheryl will check with inspector re possible plumbing leak. Another buyer is interested in this unit.

Bill is still waiting for an estimate from A-1 Aluminum on the gutter work.

Cheryl has the speed limit/no trespassing sign; it needs to be laminated again due to a flaw in the original lamination.

John questioned the status of the concrete issues reported at the two owners' residences and at the entrance. He stated Lyle with Warren Construction knows of some concrete workers.

Hospitality

Barbara Arnold called on Laura and Alvin Carter who bought the Curtis' unit; he goes by "Jack". Barbara reports there are more Block Watch folks signed up; there haven't been any reports of teens milling around so far.

Architectural

Rules and Regulations were reviewed and discussed; it was decided to specify the maximum size permitted for the American flag and that no other flags will be permitted. Mulloy will mail them, with the cover letter, to each homeowner by July 18th and ask for replies in writing by August 1st. Nelson suggested the method of enforcement of the Rules and Regulations be taken up at the August meeting.

The next meeting will be August 19th at Tom's house at 7:00 PM. John moved the meeting be adjourned at 11:25 AM. Motion adopted.

Respectfully submitted,
Ann Hollinden, Secretary