

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

The monthly meeting was called to order at 9:00 AM by Tom Scharff at the home of John Middleton. Present were: Tom, John, Barbara Arnold, Bill Barnoski, Nelson Nunn, Ann Hollinden and Cheryl Shontz, representing Mulloy Properties. Nelson moved the minutes of the May 13, 2008 meetings be approved as sent via e-mail. Motion adopted.

Tom reported he looked into the possibility that Henry Potter could be held accountable for the shoddy workmanship and neglect which have necessitated our current assessments. It appears that he is covered for anything known and unknown in the future. Also, the Better Business Bureau would not record any complaint due to the fact there had been litigation in the past and problems with Potter were already public record. Tom also suggested that a preferred list of vendors be posted on our website. Sue suggested a non-preferred list, also. Barbara suggested passing out hard copies of the lists at the bi-annual meetings.

There was discussion re the need to have an ethics policy to guide the seeking of bids and selection of vendors and contractors hired by the Board. Cheryl will provide a policy for the Board's signature.

The reports of the standing committees were presented as follows:

Finance

Sue suggested that accounts payable checks be written by Mulloy in a timelier manner. There was much discussion regarding: the information the Board preferred to be shown on the Statement of Operations, the possibility of having a Reserve Study and the lack of a budgeted amount to be deposited into the Reserve Account. Cheryl reported the availability of 3 free estimates on the cost of a Reserve Study; Tom asked her to go forward with the 3 estimates.

Bill reported that Vic Warren will need to pay his workers every 2 weeks when the next wood-rot repairs begin. Cheryl requests that Bill's approval be noted on the Warren invoices before they are faxed to Mulloy.

Cheryl reports the audit review still hasn't been done; she has informed the accountant that next year our association will go with someone else.

Cheryl also reports the owner who is delinquent with assessments continues to keep maintenance fees paid, but still owes about \$500 on the first assessment and hasn't paid

anything on the second assessment. For the time being, the Board will not pursue the lawsuit.

Landscaping

Nelson reports he has made the major contacts with those who do our landscaping, Kevin Smith, Kevin Roseberry and Terry Tronzo. There were some problems with the shrub trimming; the next trimming needs to be better coordinated. Work has been started on the list of projects that Barbara Hay had initiated during her term of office. A nice looking retaining wall was completed on the corner of 13517 Arbor Crest. Nelson expressed concern re the new plantings not getting watered. A committee of volunteers is planned to help with the watering. A pine tree at 13529 Arbor Crest is in distress. The arborist is supposed to come out and take a look. The downspout drainage problem at 13621 Arbor Crest appears to be under control; the owner has submitted a landscape plan using a large variety of plants for the area around the birch tree between the walk and the street. The board's opinion is that too many plants will not maintain the desired appearance of the community. Along the easement next to Forest Springs, the grass planted by MSD is now growing and looking messy; we will, however, follow their suggestion to not mow the area for 3 months. Sue reported her birch tree has worms. Fire blight has been noted in some of the ornamental trees; the arborist said it will run its course; the trees will be ok.

Maintenance

John reported the contract with Warren Remodeling for the last phase of wood-rot repair is ready for signatures. Warren's estimate is \$78,015.00; the contract assures Warren a 5 working day guarantee for payment of signed invoices.

Bill reported A-1 Aluminum was recommended by Vic Warren to do the gutter work. They are working up assessments per individual unit to repair current gutters. Hopefully, there will be enough money in the third community assessment to cover some necessary gutter replacement. If not, perhaps any remaining expense can come out of the maintenance budget.

Bill reported he has asked a concrete lifting company to assess the patio at 3829 Spring Arbor and the sidewalk at 3828 Spring Arbor for repairs. He also reports that the hole, caused by water from the downspout at 3829 Spring Arbor was filled in yesterday; the extension attached to the downspout has yet to be positioned underground to the curb. Bill asked Cheryl to get an estimate on replacing the grey brick at the entrance with concrete.

John reported the roof at 13610 Arbor Crest has been repaired; there has been no follow-up, however, because the owner hasn't been home.

Bill reports there is no news on his underground spring problem; Cardinal Foundation didn't call back and he has been too busy of late to pursue it. It is prudent to get another estimate to compare with Dwyer's price. Sue suggested the adjoining crawlspace be inspected for problems which may need remediated at the same time.

Hospitality

Barbara reported Laura and Alvin Carter moved into 13617 Arbor Crest yesterday. Barbara also reports she is working on a schedule for the block watch; there are 11 walkers signed up. Anne Bowman is trying to get a police sponsored training class in this area.

Cheryl hopes to replace the stolen "no soliciting, speed limit" sign next week. It will be mounted on the "no outlet" post as before.

Architectural

John suggested everyone come to the next board meeting having reviewed the last writing of the Rules and Regulations. Nelson suggested presenting the Rules and Regulations to the community before making them final.

The date for the 9:00 AM Board meeting at Nelson's house will be changed to July 10th. Sue moved the meeting be adjourned at 11:20 AM.

Respectfully submitted,
Ann Hollinden, Secretary