

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 13, 2008

The monthly meeting was called to order at 5:12 PM by Hank Schmidt at Grace Evangelical Free Church. Present were Hank, Sue Marshall, Barbara Hay, Barbara Arnold, Bill Barnoski, John Middleton, Ann Hollinden and Cheryl Shontz, representing Mulloy Properties. John moved the minutes of the April 28, 2008 meeting be approved as submitted. Motion adopted.

The reports of the standing committees were presented as follows:

Finance

No report.

Landscaping

No report.

Maintenance

Bill obtained a not-to-exceed quote of \$80,000 from Vic Warren to complete the wood-rot project. This will include replacement of rotted door units, rotted peak trim and garage door facings, column bases, outside trim on some patio doors, some rotted areas in the alcoves between garage doors, including flashing and some soffit material. The contract will include a 90 day completion schedule. Bill reports another \$20,000 would refurbish the gutters to stop the leaking.

Hank suggested the exact assessment amount would be up to the next Board and suggested payments be due in June, July and August.

Two major projects remain after completion of the wood-rot - that of painting and the replacement of five roofs. It is estimated these two projects will run approximately \$200,000. Cheryl reports roofing materials have had three price increases this year due to the increase in oil prices.

Hospitality

No report.

Architectural

Bill submitted a request from Donald Ramaley. He would like to build a screened-in porch where his patio is. He submitted pictures indicating shrubs to be removed and the structure to be

built by Champion. Barbara Hay moved these plans be accepted. Motion adopted. Cheryl will send him a letter informing him of the Board's decision and reminding him to submit a landscaping plan when construction is complete.

Bill will get specific information re front door paint colors. Bill moved that any homeowner wanting their front door painted, before the general painting is done, does so at their own expense using accepted type and color of paint. Motion adopted.

The four candidates, two of which will be elected to fill the open positions on the Board of Directors, were reviewed. They are Nelson Nunn, Tom Scharff, DuWayne Huber and Clayton Rock. Hank expressed thanks to Ann and the nominating committee for their work. It was suggested that the two candidates not elected be kept involved should a vacancy on the Board occur and an appointment need to be made

At the bi-annual meeting of the Homeowners Association later this evening, the following is planned: Hank will address the upcoming assessment of \$100,000 to finish the wood-rot repair and a later assessment in the neighborhood of \$200,000 for painting and roof replacement. Bill will address the painting of the Fypon material. After the ballots are collected, they will be counted by Cheryl and Barbara Hay.

Mulloy Properties will send all homeowners a letter re the assessment information presented at the bi-annual meeting tonight.

John moved the meeting be adjourned at 6:05PM. Motion adopted.

Respectfully submitted,
Ann Hollinden, Secretary