

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

The monthly meeting was called to order at 7:01 PM by President, Tom Scharff, at the home of Bill Barnoski. Present were: Tom, Bill, Sue Marshall, Barbara Arnold, Nelson Nunn, John Middleton and Cheryl Shontz representing Mulloy Properties. Ann Hollinden was absent.

The minutes of the September 16th meeting were approved and accepted as e-mailed. The Treasurer's report included the good news that the one long standing aged Receivable had been paid upon receipt of the letter from the attorney.

Another problem that was solved this month was a sewer stoppage affecting 4 units; Drexler Plumbing fixed the problem with an auger. Cheryl will answer letters from those residents involved.

The reports of the standing committees were presented as follows:

Social

Barbara reported that the Fall Fest party at the church last Saturday evening was a success; attendance was good.

Landscaping

Nelson reported there is still one more trimming of the bushes to be scheduled. The ivy has not been trimmed as regularly as expected; that will be done soon. Bushes will be planted when appropriate. The arborist will be contacted this month. A problem occurred when one of the residents cut down 2 trees that were in the common area. Other trees were also "trimmed". Cheryl will be talking to her and then we will have to make a decision as to what penalties will be imposed. We will not be hauling away the tree refuse; the owner may have to pay for stump removal, new trees, etc.

Maintenance

Bill reported that Vic Warren is still at work in Wood Rot III. He is finished with the windows but still has a couple of doors to install. Cardinal is also still at work on an owner's crawl space drainage. The bill has increased over \$3,000 due to some unexpected problems: an error occurred in the size of the patio, the air conditioner had to be removed and repositioned, hand excavating was done by the outside wall of the kitchen, drainage pipes in the area between the units and removal and replacement of the front steps. The owner requested that plantings be replaced around the patio, allowing room for the patio area not replaced by the contractor. Nelson will do the necessary plantings with the owner and Greenscapes.

Vice President

John initiated further discussion on the rental problem. Cheryl had talked to Attorney, Hal Thomas and obtained a draft of an amendment to the Master Deed for restricting rental of units in Spring Arbor. There were many exceptions that he placed in this draft; the Board rejected them all. The Board wants the development to be lived in by owners. Cheryl will get back to him to find out about the Master Deed Restriction in Article G, paragraph 3 which the board interprets to mean that the Rules and Regulations restrict the rental of units.

Finance

The proposed 2009 Budget was discussed; several changes were made. It was decided to increase the maintenance fees by 5%. These had not been increased for about 5 years.

The assessment for 3 vs. 5 new roofs was discussed; it was decided to do all 5 roofs. The Board hopes that the cost will be about \$32,000 per building or \$160,000 in total. To do this, the assessment will be spread out over 1 year starting January of 2009. The work will be done in the spring/summer of 2009. The Reserve fund will be a self-financing tool; any shortage during construction will be paid out of the Reserves. By the end of the assessment, any borrowed money will be back in the Reserve account. This information will be presented at the Association's general meeting on October 27th at 7 PM

The general painting and gutter work will be put off for a while. Money out of our last assessment III will be used to do some touch up painting on the front entrances.

Other Business

Nelson passed out an Ethics form for the Board to read and eventually sign. Tom advised that his e-mail isn't working. He will send the Board an e-mail address to contact him.

The next board meeting will be at Ann Hollinden's on Nov. 12th at 7 PM
The meeting adjourned at 9:47 PM.

Respectfully submitted,
Suzanne R. Marshall
Acting Secretary

Attachments:
Rental Amendment
9/30/08 financials
Code of Ethics
Proposed Budget, corrected

