

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 16, 2008

The monthly meeting was called to order at 7:05 PM by Tom Scharff at the home of Sue Marshall. Present were Tom, Sue, Barbara Arnold, Bill Barnoski, Nelson Nunn, Ann Hollinden and Cheryl Shontz representing Mulloy Properties. John Middleton was absent. Sue moved the minutes of the August 19, 2008 meeting be approved. Motion adopted.

Cheryl reported a representative from RSI, the reserve study group, was here last week. Cheryl presented information on loans to homeowners associations from US Bank and Harris Bank. The collateral would be the monthly maintenance fees.

A search of old JBM records show that we likely can't prevent the Vogel unit from being rented; his only restriction is the original, vague Master Deed. However, the board does want to amend the Master Deed in order to prevent other rentals. Sue moved we contact Hal Thomas for a draft to do so. Motion adopted. Cheryl suggested if any other changes to the Master Deed are to be made, now is the time to do it; we will check with John. Nelson presented a collection of articles on ethics, loans vs. assessments, enforcement of HOA rules, rental restrictions, and reserve studies.

The reports of the standing committees were presented as follows:

Finance

A 40% payment of \$5,390.40 was paid to Cardinal Foundation Waterproofing to begin remediation of an owner's drainage problem. The attorney was asked to file suit with an owner who has paid no assessment. All but three owners have paid the last assessment in full. Reviewing the statement of operations, it was noted that Grounds should have \$2,480 more than shown and Buildings that amount less due to an accounting error. Cheryl presented a draft for the 2009 budget. The notice to the community for the budget meeting will need to be mailed by October 17th with the proposed budget attached.

Landscaping

Nelson reported that an owner didn't plant boxwoods around his screened-in patio as submitted to and approved by the Board. An owner submitted a request to plant 4 holly bushes around the outside of his fence; this was approved. Nelson plans to replace some dead bushes and have the trees be trimmed this fall. There are no plans or money to remedy the area around the mailboxes this year. It was decided that an owner should be billed only for the extra mulch she requested (\$50); the Association will pay for the remainder of the area (\$50). Greenscapes' bid for the 2009 contract is the same as it was for this year plus a fuel surcharge. We'll do a light mulching again next year.

Maintenance

Cheryl reported the cost to shore up an owner's patio from United Dynamics using piers would cost \$3,600. The solution of choice was tabled; Bill says Vic Warren knows some people to check with.

Bill reported that quite a few shingles are loose on the old roofs and advocated they be taken care of before winter. Also, there are 3 more areas of erosion. All require underground drainage diversion. Two owners request permission to put screens in their gutters at their expense. The Board needs more information re what type of screening.

The wood rot project is moving well, slightly ahead of schedule. One more double patio door has to be ordered; it was overlooked in the count. Vic Warren plans to remove the existing gutters, do the wood rot repair, then put the original gutters back up, caulking them to stop leaking. A-1 has never submitted any prices to do the work.

Details re paint and stain have been established. The color of the exterior white paint, Sherwin Williams Duration, is white umber. The door colors are white umber, English ivy, black 501 – all Sherwin Williams low sheen oil base and clear varnish for the natural wood colored doors. The 4 fence stain colors, also Sherwin Williams, are Yankee barn, hawthorne, cider mill and covered bridge. Bill moved the paint colors be approved. Motion adopted. They were given to Cheryl.

Bill asked Cheryl to call Affordable; some of the flashing on an owner's dormer has fallen off (before the storm).

Hospitality

Barbara Arnold reports the fall pot-luck will be October 11th at the church. The semi-annual budget meeting is October 27th at the church. Barbara called on 3 new residents – Pat and Sherry Varner, Debra Boyer and Janice Ingram.

Architectural

Violations to the Rules and Regulations were itemized (decorative rocks and yard ornaments in the common area, wrought iron attached to the building, flags other than the American flag, open garage doors, more than 1 for sale sign). Cheryl suggested a general letter stating a date to begin enforcement; then, send out individual letters.

The next meeting will be October 13th at Bill's house at 7:00 PM. Ann reported she will not be able to attend. Ann moved the meeting be adjourned at 9:45 PM. Motion adopted.

Respectfully submitted,
Ann Hollinden, Secretary