

SPRING ARBOR CONDOMINIUM ASSOCIATION
BI-ANNUAL MEETING
MAY13, 2008

Homeowner sign-in

A representative from each unit was requested to sign the attendance sheet. They then received a ballot to elect two new members to the Board of Directors. Proxies had been sent out earlier in the month so that absentee members could vote. These were turned in at sign-in time.

Call to order

Board President, Hank Schmidt, called the meeting to order at 7:00 PM at Grace Evangelical Free Church on Factory Lane. All other Board members were present: Barbara Hay, Barbara Arnold, Sue Marshall, John Middleton, Bill Barnoski and Ann Hollinden. Also present was Cheryl Shontz, representing Mulloy Properties.

Business meeting

Hank stated the main purpose of this meeting is to elect two new members to the Board of Directors. An up-date on the wood-rot project will be given and a couple of owners want to share information with everyone.

Barry Sumner and several other owners have been walking the community on week-end nights around 9:00 or 10:00 carrying flashlights in an effort to deter anyone, mostly teens, who may do damage to our property. He wants to put together a block watch in cooperation with LMPD and asks for volunteers. The police will provide training and a police officer's cell phone number has been given for us to call should anything suspicious be observed. Copies of the phone number are available.

Lyle Hove reported using a company called Universal Appliance to repair his dishwasher. He has paid \$180.00; they've made two trips and it still doesn't work.

It was determined that a quorum was present. The four candidates for election, DuWayne Huber, Nelson Nunn, Tom Scharff and Clayton Rock introduced themselves. There were no candidates who volunteered from the floor. One person from each unit was asked to vote for two new Board members. The ballots were collected and counted by Barbara Hay and Cheryl Shontz. Nelson Nunn and Tom Scharff were elected to the Board of Directors, each to serve a three-year term.

Hank reported that the window portion of the wood-rot project is nearing completion; there are six windows left to do. The next phase of major wood-rot involves replacing eleven double patio door units, two single patio door units and two front door units. The Association's responsibility is to replace the door and the exterior framing; the interior framing is the responsibility of the owner, which, at the very least will need to be puttied and painted. Some units have rotted wood trim at the gutters, some have rotted wood around the garage door, a few have problems with the panel next to the front door and nearly all the bases around the front porch columns need replacing. A man-made material that will not rot will be used. It is estimated that it will take \$100,000 to do this work. It will take about four weeks to get delivery on materials and we're looking at completion about ninety days after that, in mid-September. Each homeowner will be receiving an assessment letter in about ten days; as before, each assessment will be based on your percentage of ownership. The first payment will be due June thirtieth, the second the end of July and the third the end of August.

After all the wood-rot has been taken care of, that will leave five roofs to replace and painting below the gutter line. Roofing material has had three price increases this year due to the increase in oil prices. Before, it cost us \$25,000 to replace a roof; it would probably be \$30,000 now - \$150,000 for all five. We think we could possibly paint below the gutter line for about \$50,000 since, with all the repair we've done, the prep work will be much less. Therefore, after this \$100,000 assessment, we're looking at another \$200,000 assessment probably spread over the following year. That's what it will take to get everything in first-class condition.

Bill reported that painting is being considered to make everything the same shade of white. Since some windows have been replaced and some didn't need to be, they don't look consistent. Bill addressed the concern that some have voiced about the paint not sticking to the no-rot material; the paint being used is made specifically for the composite material and has a fifty year warranty.

Questions from the floor

Q. Barry Sumner asked who the contractor is who will do the work.

A. Vic Warren; he's the least expensive, does quality work and we have had no problem with him.

Q. Bettie Baker asked how an owner knows if their problems are on the list.

A. Ask Bill Barnoski.

Q. Nancy Wuebbeler asked if the front columns will be repaired.
A. Yes.

Q. Sue Murrell asked if we could dip into our reserve fund to soften the blow.

A. No. The reserve fund needs to grow to \$400,000 before we can touch it. We now have 25% of that.

Other concerns

Bill Davis thanked Hank and Barbara Hay for the great job they have done while on the board. On that note, Barbara Arnold presented Barbara and Hank with certificates of appreciation from the Spring Arbor Condominium Association.

Sally Huber reported an owner, not present at this meeting, is moving the rocks placed by MSD and she is concerned for that person's safety. Hank said someone will speak to that owner.

Anne Bowman suggested repair be done to the brickwork at the entrance since it is the first impression visitors have on entering Spring Arbor. Bill will look into it.

June Creek wondered about the number stickers on the mailboxes. She was told the number stickers were mistakenly placed on the mailboxes and need to come off.

Bettie Baker suggested that each owner pick up the stick-like branches that fall from the birch trees. They pile up in the street and the lawn people blow them up into the yard.

Barbara Hay announced the first major trim will be next week; she suggested obtaining the caution tape from Home Depot and positioning it around your plantings if you prefer to do your own trimming.

Barbara Arnold notified the group that Frieda Yates' husband died last night. Jeannie Michalik died in February. A couple from Florida bought Dee and Terry Curtis' unit.

If anyone is interested in a fall potluck, let her know.

The meeting adjourned at 7:45 PM.

Respectfully submitted,
Ann Hollinden, Secretary

