

SPRING ARBOR CONDOMINIUM ASSOCIATION ANNUAL MEETING MINUTES

MAY 21, 2007

Homeowner sign in

A representative from each unit was requested to sign the attendance sheet. They then received a ballot for the election of 4 new members to the Board. Proxies had been sent out earlier in the month so that absentee members could vote. These were turned in at sign-in time.

A sign-in sheet was also provided for residents who wished to speak at the meeting.

Call to order

Board President, Hank Schmidt, called the meeting to order at 7:05 P.M. at Grace Evangelical Free Church on Factory Lane. All other Board members were present: Barbara Hay, Bill Barnoski, Barbara Arnold and Sue Marshall.

Business Meeting

The minutes of the previous meeting and the treasurer's report were not given. The minutes had previously been posted to our new website.

Instructions on the voting procedure were given.

2 new members, Ann Hollinden and John Middleton, have been nominated to the Board to bring the total board to 7 members:

2 current appointed members of the Board are running for election: Bill Barnoski and Sue Marshall.

The ballot contains these four names previously announced by the nominating committee.

Nominations were opened to the floor.

Richard Thompson nominated himself to be a write in candidate.

He introduced himself and talked about his desire to be on the Board to represent the 30 people, who signed his statement, who do not like the \$3000 assessment made in such a short period of time and would like to see it changed. He made a motion “to reject the \$3000 assessment to each resident and increase the monthly fee by an average of \$32 a month. The \$32 is to be used for capital improvements only. I also move that we use the condo treasury to fix the immediate repair of up to \$100,000 in 2007.” Kelly Alvarez seconded the motion. Hank advised them that they could not make motions or seconds during the nomination for officers.

Nominations were closed, A quorum was determined to be in attendance and the election commenced. People were to vote for 4 positions on the Board.

Two volunteers, Debbie French and John Bratton, helped Barbara Hay count the ballots.

The outcome of the election was: Ann Hollinden 47, John Middleton 47, Sue Marshall 46, Bill Barnoski 43, Richard Thompson 15 and Kelly Alvarez 2.

The printed ballot became the elected ballot.

Ted Michalik, our webmaster, informed us of our new website. “Springarbor.info”.

The cost will be \$71 for the 2 years on the web. Ted did all the work free.

All mailings, etc., will be placed on the site. Currently, the minutes and the last amendment are on there. A GE dishwasher recall, as well as notice of this meeting has been posted. The Deed and other info will go on eventually.

JBM Properties will cease to be our Management Company on or prior to July 5, 2007.

They gave Spring Arbor their 60 day notice as required by their contract..

We have interviewed 2 new companies and have one more to go.

Mulloy Properties and Jon Hochstrasser have been interviewed.

Hank talked about the upcoming construction which was the subject of the last general meeting on Nov. 13, 2006. A review of the 3 phases was given.

The \$3000 assessment was decided by the Board, which has the final decision.

Social by Barbara Arnold

New residents are Bob Biggs and Beverly Farrell, Don Ramaly and Alice Moore, and Clayton and Charlotte Rock. The Rocks moved here after a 25 year Missionary stay in Argentina.

Barbara announced that Helen Senter and Dorothy Dryden have both passed away since our last meeting. Sally Huber has been very ill and her Mother just passed away last week.

We have our first baby , Grayson Patrick Willowby, born to parents in Spring Arbor.

Speakers

People who signed up to speak were then invited to speak for 3 minutes.

Richard Thompson: Discord on \$3000 assessment among residents, especially new ones. Should be an easier way to do it.

Kelly Alvarez: These improvements should have been done years ago. He recommends that the Board look in to financing in the future. Plan ahead. He questioned why the Board didn't know the color of white paint on our units and suggested that these were the kind of people who were serving on the Board.

Mike Cowan: Thanks to all past and present Board members. "Get your priorities straight." 3 years ago, stucco started falling off his chimney and he has a hole in his dormer. His problem has not been taken care of yet. Low voltage was another problem and has been fixed. We are all in the same community.

Kyle Hubbard. declined to speak.

DuWayne Huber: 6 years here. The development has dormer problems. We don't have any dormers but we bought into a development and being part of the team means we need to pay our part and fix it now and do it right.

Terry Curtis: 5 years here. This is an Association which is a democracy. The Board is looking out for our best interests and would be **derelict** in duty if they did not. Board can't take individual units into consideration Good deal on the construction. Can't do this piece meal, a little bit at a time, as it would be more costly. He recommends we back this Board.

Open Forum

Floor was then opened for others to make comments or ask questions.

Hank explained that his house was chosen as the sample unit because if they didn't do it right the first time, he wouldn't worry about it and would get it fixed. Templates and other adjustments have to be made in order to work quickly through the development

Russell Arnold, one of the resident inspectors, explained that Hank's unit is one of those most in need of repair in the development.

Work should be finished by end of the week.

If you want to make any comments, put them in writing to Bill Barnoski. He will be the contact person between homeowners and Affordable Exteriors. Hank will substitute for Bill if necessary.

There will be a period of time after the sample unit is finished for comments, good or bad.

The new construction will not be painted until later.

Answers to Questions from the floor

Windows, dormers, gables, areas above garages and porches and any rotten wood found anywhere will be repaired in this 1st phase.

Windows are not going to be repaired until later when we find a less expensive company, but will be done this summer.

Cement Board, not wood, will be used in the construction.

Repairs will be made in some kind of order throughout the development.

Affordable Exteriors thinks the project will be done in 14-16 weeks after starting.

All material will be cement board material similar to hardiplank.

Audit is complete and confirmation that it is okay has been received from the C.P.A. The written confirmation will be received shortly. This is the first audit ever for Spring Arbor.

Bill Davis complimented the Board on the terrific amount of work they have done.

The \$3000 assessment only covers the wood rot

Another lesser assessment for the painting will probably be done this year.

A third assessment will be done in another year for the remaining roofs.

The new material needs to be painted in 6 weeks to 3 months.

Caulking to make units water tight will be done by Affordable.

Painters will finish caulk before they paint.

The window problem deals with taking the trim off and replacing with new PVC material similar to Klear Trimboard.

Our reserve fund should be \$450,000 for a development our size and age. Ours is \$75,000 so it will not be used for this repair.

Two new Board members were introduced.

Some copies of the Comprehensive plan that were handed out at the Nov. 13, 2006 were given out.

Kyle Hubbard made a motion to adjourn and complimented the Board on the work they have done.

A hearty round of applause was given to the Board.

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Meeting adjourned at approximately 8:30 P.M.

Respectfully submitted,

Suzanne Marshall

Treasurer and Secretary