

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 3, 2008

The monthly meeting was called to order at 7:00 PM by Hank Schmidt at the home of Barbara Hay. Present were Barbara, Hank, Sue Marshall, Barbara Arnold, Ann Hollinden and Cheryl Shontz, representing Mulloy Properties. Absent were Bill Barnoski and John Middleton. Sue moved the minutes of the February 25, 2008 meeting be approved as submitted. Motion adopted.

The reports of the standing committees were presented as follows:

Finance

The Board was pleased with the more simplified layout of the Statement of Operations, making it easier to read. Cheryl reported the Association owed about \$1500.00 income tax on our savings. Hank suggested that a line item for this tax be included in the next budget.

It was determined about \$2300 of the 2nd assessment will be left unspent; this amount will increase by about \$5000 when the delinquent assessment is collected following the pending court action.

Hank said he would like to have an updated, balanced report on the Wood Rot Project to hand out at the May meeting to show how everyone's assessment money has been spent.

Cheryl reported a few discrepancies between Affordable's contract and what they have actually billed, also, with J&J Painting – was it 7 dormers or 8 dormers; she will clarify this when the paperwork is back from the accountant.

Landscaping

During this last snow, Greenscapes used a 50-ton truck with a plow. It was much too large to navigate the tight curves we have here. Barbara complained about the poor job that was done; the next day, a small truck plowed again and did a much better job. She has asked Cheryl to send a letter to Greenscapes requesting that only a small truck be sent for future snow removals.

Re lawn care, Greenscapes has applied a pre-emergent weed killer and sprayed oil on the bushes for insects.

Barbara plans a walk-through with Kevin in order to establish a plan to hand over to the next Landscape committee person; Cheryl said she would like to accompany them in order to become more familiar with the property. Barbara and Kevin will also assess erosion problems. She will check with Terry Curtis re MSD plans, if any, to correct causes of erosion.

It was decided to use Terry Toronzo for our arborist.

Maintenance

Phyllis Ose has had a water leak damaging her kitchen ceiling 4 times; Affordable was working there today. She also has a problem with birds getting in the attic through her vent. Tanya Pfahl reports a problem with her foundation vents falling out; she also reports a problem with erosion causing water to stream down to her patio.

Hank reported that Bill completed an inventory of the property noting that 2 single patio doors and frames, 12 double patio doors and frames and almost all the trim at the base of the porch columns needs to be replaced plus some other boards and trim. Warren Construction's bid to replace a single patio door and frame is \$941.80; to replace a double patio door and frame is \$1603.03. Hank would like to have the specs, prices and bids needed to complete the Wood Rot Project in hand before the May meeting.

Hospitality

Barbara Arnold reported about 35 plan to attend the pot-luck. She states she could use some help setting up tables at noon that day.

Architectural

No report.

Other

The exit sign has been put back up. Barbara Arnold reported that Barry Sumner would like to present a sign-up sheet, at the dinner, for those interested in forming a block-watch; also, she has extra copies of the phone number of the police officer who patrols this area. Barbara reported a number of residents would like to have the "private property, no trespassing" sign put back up. Cheryl said the cost of the previous sign was around \$100 and having "no trespassing" posted would facilitate any police action. The number of kids cutting through Spring Arbor, skateboarding, etc. has increased considerably.

Hank will give Cheryl a letter informing the residents of the upcoming election meeting in May, asking everyone to consider running for the 2 to-be-vacated slots on the board. Ann volunteered to chair a nominating committee; Hank suggested assistance from 1 other Board member and 2 other residents to put together a slate of candidates for the election.

The next meeting will be April 28th at the home of Barbara Arnold. Barbara Hay moved the meeting be adjourned at 8:25 PM. Motion adopted.

Respectfully submitted,
Ann Hollinden, Secretary