

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 25, 2008

The monthly meeting was called to order at 7:15 pm by Hank Schmidt at the home of Bill Barnoski. Present: Hank, Bill, Sue Marshall, Barbara Arnold, Barbara Hay, Ann Hollinden and Cheryl Shontz, representing Mulloy Properties. Absent: John Middleton. Barbara Hay moved the minutes of the January 28, 2008 meeting be approved as submitted. Motion adopted.

The reports of the standing committees were presented as follows:

Finance

Sue reported the money in the reserve fund has been invested into three Certificates of Deposit. Two are at Republic Bank, one for \$35,000 and another for \$30,000; both are for 6 months at 3 ½ %. The third, \$32,916.83, at National City Bank for 48 months at 4.5%. \$21,000 in assessment money remains in the budget to complete the wood rot repair around the windows.

Cheryl reports all checks have been cut to pay J & J Painting and Affordable Exteriors in full. The last check for each company is being held in the event of any loose ends. Cheryl also reports all assessment fees have been paid with the exception of one owner who hasn't paid any assessment. This owner was served a summons this past week; a judgment will follow in 30 days.

Landscaping

Barbara Hay reported a snow removal on 2/12 costing \$1400 and a pre-treatment with salt on 2/21. Kevin at Greenscapes has been instructed, when the time is right, to turn over the mulch and apply a thin layer of new mulch. Kevin has been informed that he has the contract to treat the lawn with chemicals. A viburnum needed to be removed so that an LG&E meter could be read. Barbara plans to talk to Kevin re the bare spots in the lawns and the best time to seed.

Maintenance

Bill reports that Warren Construction has completed the wood rot repairs on all the windows except 5 units. Caulking remains to be done when the weather is warmer and the numbers still need to be put up over the garage doors. Bill presented some information from Vic Warren on patio door units; approximately \$900 for a single door and \$2,000 for a double, installed and warranted. These doors and frames are made with a composite material on the lower portion where some owners now have problems with wood rot.

Cheryl reported that Dwyer spoke with her after receiving drawings on the storm sewer drainage system. He talked about digging down to a depth of 5 ft. and is now saying it will cost between \$14,000 and \$17,000 to drain the water

away from the crawl spaces in building 16. It was determined that the Dwyer Co. needs to come back out and reassess since their price seems to be excessive.

Hospitality

Barbara Arnold reported that flowers were sent upon the death of Jeannie Michalik; Ted seems to be doing well. Both Sally and DuWayne Huber are sick. The Certificate of Insurance has been turned in to Grace Evangelical Free Church. Barbara has spoken to her committee re the “Spring Fling” on April 5th. The speed limit sign has been stolen.

Architectural

No report. John sent the new Rules and Regulations to everyone on the Board from sunny Florida; they were not reviewed or discussed because several Board members weren't able to open their e-mail.

Freda Yates and Barbara Hay request permission from the Board to remove their flower boxes from beneath the front windows at their expense; they will fill the holes. It was moved that the Board grant this request. Motion adopted.

Other

Hank proposed that during the month of March, he, Bill and Vic Warren assess all the units for repairs still needed to fascia boards, patio door replacement, etc., and then put together specs for bids on the final phase of our restoration project. Hank requested from Cheryl a status report on the window project showing what is owed to Warren Construction, how much more we expect to spend, and what, if anything will be left in assessment funds. A report could then be made to the Board at the next meeting. Hank said he would like to have this in place, facilitating a smooth transition to the new Board of Directors.

Hank plans to compose a letter within the next couple of weeks informing the community of 2 open slots on the Board after his and Barbara Hays' terms end. The letter also will encourage other residents to become involved; 2 new members will be elected at the May 13th bi-annual meeting.

Cheryl was requested to send a letter to an owner who has had an SUV with a flat tire parked in the driveway for a couple of months, now.

Since 3 Board members will not be able to attend the meeting scheduled on March 24th, the meeting has been rescheduled. The next meeting will be April 3rd at the home of Barbara Hay. Barbara moved the meeting be adjourned at 8:40 pm.

Respectfully submitted,
Ann Hollinden, Secretary