

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING

January 18, 2010

The Board of Directors meeting was called to order at 4:00 p.m. by the president, Tom Scharff, at the house of Sue Marshall. Present were: Bill Barnoski, Debra French, Sue Marshall, John Middleton, Nelson Nunn, Clayton Rock and Tom Scharff.

The minutes of the December 14, 2009 Board of Directors Meeting were approved.

Tom Scharff presented the matter of the Board members signing the Ethics Code of the Spring Arbor Condominium Association. It was agreed that the Board members would sign it at the first opportunity after the May biannual meeting.

It was agreed that Tom would confer with Mulloy Properties about some items of the contract for the year 2010. Some concerns expressed were those of getting information, including copies of estimates for work, in a timely manner in order for the Board to approve projects.

Tom presented a letter from Community Management Solutions (CMS) in which a general description of their services were explained. The Board agreed to continue to learn more about CMS.

Sue Marshall, treasurer, informed the Board that Katie Schempp does property management and she, Sue, would be willing to learn what she offers.

Sue explained that the 2008 audit is still under way. The Board agreed to request that completion of that audit be done and the information made available by May 1, 2010 in order to have a report for the May biannual meeting.

Sue reported that there had been some questions received about the water bill for Spring Arbor from some residents who had noted some new irrigation systems being installed. She reviewed annual costs for recent years and reported the following: the cost in 2006 was \$22,000, the cost in 2007 was \$24,000, the cost in 2008 was \$19,000 and the cost in 2009 was \$20,000. The Board did not see that the cost for water due to irrigation of lawns was rising.

Sue gladly reported that the \$67,000 temporarily used from the Reserve Fund for repairs during the year 2009 was replaced by year's end and that the Reserve Fund now has a balance of approximately \$125,000.

Bill Barnoski (architecture) informed that he is working with Warren with regard to their contract for repairs to replace gutter boards according to a list of need for it. In Huber's unit there was a roof leak which Mulloy Properties saw to getting fixed and followed up by informing Bill of the action taken.

Nelson Nunn (landscaping) informed that a crew began cleaning the gutters today. The landscaping contract with Greenscapes was discussed. The item of "hand bed weed control" listed in the contract was discussed as to whether it was a service that was presently being performed or not. It was agreed that Nelson would consult with Tami about some details before signing a contract.

Debra French (socials) reported that she had delivered three packets of materials to new Association members. She plans to begin recruiting for Board member prospects as soon as the weather is a bit better and also will make plans for another social get-together of some type during April.

The next meeting of the Board was scheduled for February 22, 2010 at 5:30 p.m. at Bill Barnoski's house.

Upon hearing a motion for adjournment from Sue Marshall and a second from John Middleton, the Board agreed to adjourn at 5:40 p.m.

Respectfully submitted,

C. Clayton Rock
Secretary