

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 22, 2010

The Board of Directors meeting was called to order at 5:35 p.m. by the president, Tom Scharff, at the house of Bill Barnoski. Board members present were: Bill Barnoski, Debra French, Nelson Nunn, Clayton Rock and Tom Scharff. Also present was Tami Oney, Property Manger, Mulloy Properties. Sue Marshall and John Middleton were absent due to being out of town.

The minutes of the January 18, 2010 Board of Directors Meeting were approved.

Tom Scharff informed the Board that an informational bulletin would be posted at the mailboxes to recruit board candidates for election in the upcoming May meeting.

Nelson Nunn, (landscaping) is to meet with Greenscape about contract details with the item of "hand bed weed control" being the principal detail to clarify.

The unit at 3831 Arbor Crest Circle was sold to Phyllis Nordstrom. Bill Barnoski described the repairs done on a couple of spliced rafters at that unit to bring them to code. American Roofing has worked at patching the roof at 3826 Spring Arbor Drive.

Tom presented Tami Oney to share a report to the Board. Tami reported that the audit of the year 2008 by Goodman & Company is complete and is ready to be shared with Association members in the May meeting. (*Copies of the audit report were presented.*) All accounts were in order and no adjustments of accounts were necessary. She reported that all invoices are current and that accepted procedures are being followed for approving contracts and completing them. She has also reviewed and organized the Mulloy Properties' files relating to Spring Condominium Association and they are in good workable order. It was mutually agreed with the Board that Mulloy Properties would deposit accumulated reserve funds into the Reserve Fund account on a quarterly basis.

Bill Barnoski (architecture) described a verbal request for painting at the Varner's unit, 13631 Arbor Crest Circle, and that the owners had mentioned possibly paying for the work to be done. The Board would accept that the owners pay for painting at the unit only under the following conditions: a written project would need to be submitted to the Board for Bill Barnoski to approve it according to the Association's specifications for painting and an approved contractor would be used for the work. Also, the downspout drainage at the unit will be inspected to determine if the Association is responsible for any corrective repairs.

Bill also stated that he was informed that water is pooling on the patio at 3809 Spring Arbor Drive. Bill will inspect and evaluate the situation as to how best to fix the problem which is caused by the incorrect slope of the patio pad. Tami agreed to respond to the

owner should repairs be approved.

Debra French (socials) informed that she is still planning to organize a spring social but preferred not to hold it at Grace Church and noted that weather for an outdoor spring social is not likely to be favorable. Tami offered to attempt to secure a location for it.

Clayton Rock informed the Board that the roof over the mailboxes is dripping water into the rear crossbeam support causing some water damage and that it is very difficult for the letter carrier to keep the dripping water off him while inserting the mail. Bill Barnoski agreed to evaluate the situation.

The proximate Board meeting was scheduled for March 22, 2010 at 6:00 p.m. at the house of Debra French.

Nelson Nunn moved to adjourn and Bill Barnoski seconded the motion. The Board unanimously expressed approval to adjourn at 7:00 p.m.

Respectfully submitted,

C. Clayton Rock  
Secretary

Attachment  
Letter of Goodman & Company (audit)

Filed  
Spring Arbor Condominium Association, Financial Statements as at December 31, 2008  
by Goodman & Company, P.S.C.