

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

The Board of Directors meeting was called to order at 6:00 p.m. by the president, Tom Scharff, at the house of Clayton Rock. Board members present were: Bill Barnoski, Debra French, Sue Middleton Nelson Nunn, Clayton Rock and Tom Scharff. Also present was Tami Oney, Property Manger, Mulloy Properties. John Middleton were absent due to being out of town.

The minutes of the February 22, 2010 Board of Directors Meeting were approved.

Tom Scharff informed the Board that contacts are being made for the purpose of seeking Board member candidates for election in the May 2010 Association meeting. Various Board members present agreed to make some specific contacts and hope was expressed that there would be other Association members who would volunteer themselves to stand for election.

Tami Oney gave a verbal update on management items that are currently in progress.

1. The contracts for previously approved sidewalk repairs and the removal of some trees that have roots causing sidewalk upheavals need to have fresh bids based on Board specifications. For that purpose Bill Barnoski and Nelson Nunn will meet with Tami on Friday, April 16, to review the specifications and mark the work to be done so that the contractors can make their bids. At the same time as the sidewalk repair, the patio at 3809 Spring Arbor Dr. (Manasco) will be reworked because it has settled into a reverse slope causing water to pool at the house foundation.
2. The house at 13521 Arbor Crest Circle, Boyer, has a wood facing on the lower half of the kitchen window (the only house which has such) which has been repaired and now will be painted to restore the requisite white color.
3. Some houses have shrubbery around the patio that has encroached past the concrete patio borders such as at 13509 Arbor Crest Circle, Baker. The need for a more severe trimming of some shrubbery was recognized but is not funded for 2010. It is an item to be considered for next year's budget, when, also, the trees are to be trimmed again. Some homeowners themselves trim back the shrubbery around the patio. It was also noted that a severe trim means that the shrubbery will not look its best for a few weeks.
4. Some Board members have made inspections just after recent rains at 13631 Arbor Crest Circle (Varner) related to requests for drainage work. They reported that they saw no evidence of ponding or other drain problems. Some items of the request were deemed an upgrade which is the responsibility of the homeowner and Tami will respond to the owners.
5. The Metropolitan Sewer District did drainage repairs near 3826 Spring Arbor Dr. (Huber) and the Board saw need for further evaluation of the current situation there due to the present lack of information.
6. American Roofing is contracted to do two jobs: one is a roof valley and some shingles and the other is to fix a leak at 13511 Arbor Crest Circle (Senter). The Board agreed the

jobs need to be completed soon.

7. Tami presented two welcome packets to Debra to give to new owners, Phyllis Nordstrom at 3831 Spring Arbor Dr. and Alan and Katherine Fields at 3834 Spring Arbor Dr.

Nelson Nunn, (landscaping) reported that he met with Greenscape, which is company that does the landscaping work at Spring Arbor, and clarified some contract details regarding “hand bed weed control” and a couple of other items and was able to reduce the cost about \$550.00. Nelson also reported that the soon-to-be-done shrubbery trim will be followed by mulching, which is a sequence for better mulch appearance. Lastly, Nelson reported that he will inspect patio drainage at 13611 Arbor Crest Circle (Pfahl) to determine what needs to be done.

Bill Barnoski (architecture) explained that the contracts with Vic Warren to replace gutter boards and A-1 Aluminum to do the gutter work should be starting soon. Tami will guide the coordination between the two contractors. Bill reported that a couple leaks need to be fixed: one at 3823 Spring Arbor Dr. (Neuses) and the other at 13501 Arbor Crest Circle (Wadell) and these were passed to Tami. The chimney at 13603 Arbor Crest Circle (French) is peeling and he will inspect it to determine what action to take. Bill stated that all the chimneys would last better and look better with a sealing coat of paint applied.

Debra French (socials) agreed that Tami would check on a location possibility for either the 10th or 24th of April so that Debra could make some definite plans for a social.

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.