

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 21, 2010

The monthly meeting was called to order at 6:00 PM by President, Tom Scharff, at his residence. Present were: Tom, president, Jim Atwell, architecture, Charlie Brown, treasurer, Debra French, socials, Ted Michalik, vice-president, Nelson Nunn, landscaping, Clayton Rock, secretary, and Tami Oney representing Mulloy Properties.

The President presented a couple of items to begin the meeting.

Because it was the first meeting of the Board since the election of new members, each member signed a copy of the Code of Ethics and Rules of Conduct for the Board of Directors of the Spring Arbor Condominium Association agreeing to abide by them.

The Board will review, with a view to adopt, the rules that John Middleton wrote regarding the responsibilities related to unit upgrades. Also the bylaws will be reviewed for recommending any other update needs.

Next, Nelson Nunn informed of items related to landscaping.

This year's first trimming is done and the mulch will be put down soon.

Nelson has worked out the lawn treatments where the trees were removed and they will be done soon. GreenScapes presented a bid for lawn maintenance services at nine sites which were approved.

Nelson indicated that a better application procedure is needed for spraying to get rid of spider mites and other plant damaging insects. He has talked to the service provider who has agreed to be more thorough with the applications.

Jim Atwell (architecture) presented requests and needs.

Some patio doors need attention because of wood rot (photos shown) and steps will be taken to repair them.

Jim reported that a gable attic vent at 13631 Arbor Crest Cir. (Varner) needs repair or replacing.

Some subflooring at 3834 Spring Arbor Dr. (Fields) was replaced due to some water and moisture damage. That building had had some leaky roof problems prior to being re-roofed which probably contributed to the damage.

Photos of some wood rot damage at 13529 Arbor Crest Cir. (Hollinden) at a corner eave of the roof show that some repair needs to be done.

Charlie Brown (treasurer) reported.

He and Tom Scharff signed the forms for the addition of his name, Charlie Brown, as signatory to the Association's two CDs, operating, and reserve accounts at Republic Bank and also signed for the removal of Suzanne Marshall's name, former treasurer, from those same accounts.

Charlie presented a copy of the May 31 balance sheet prepared by Mulloy Properties to each of the Board members. Tami informed of a correction to be made of moving \$3,933.33 charged to Landscaping Contingencies to the Landscaping Contractual account. The statement shows current assets of \$22,024.41 and reserves of \$129,116.62 which gives total assets of \$151,141.03. Total revenues through May 31 have been \$2,205.64 below budget while expenses have been \$8,803.98 below budget for a net gain during 2010 of \$6,598.34. One thousand (\$1000.00) per month is being added to reserve funds each quarter, and, at the end of the year, unspent operating funds will be added with a target of \$18,277.00 to be added to the reserve funds during 2010 in order to meet the budget goal of the Association for the reserve fund.

Tami Oney, Mulloy Properties manager for the Spring Arbor Condominium Association, presented several items.

A small ditch at 3818 Spring Arbor Dr. (Taylors) resulting from a drain pipe installation through the yard needs repair. Approved. Also a small area between that address and 3812 Spring Arbor Dr. (Sullivans) needs attention. Nelson Nunn is to inspect it and bring a recommendation.

Tami will check with the contractor who will be repairing and/or replacing other patio doors about adding the repair of the newly reported instances of patio door wood rot.

A request at 13521 Arbor Crest Cir. (Boyer) was referred to Nelson Nunn for inspection.

Tami informed the Board that the umbrella insurer of Spring Arbor Condominiums requires that any contractor show proof of insurance for workers compensation and liability.

The Board approved that an exterior décor violation notice be sent to that unit.

A request to enlarge the patio at 3823 Spring Arbor Dr. (Neuses) was not approved.

There have been birds in the chimney at 13511 Arbor Crest Cir. (Senter) which the owner has been able to remove. Tami thinks that a screen may need to be added to the top chimney opening to keep the birds out.

The written request to add a front storm door at 3829 Spring Arbor Dr. (Rocks) at owner's expense was approved.

Tami informed the Board that it is time to begin to build the 2011 budget by deciding what maintenance projects need to be included. The Association's Reserve Study of 2009 will be studied to help in determining what items should be included for 2011.

The next Board meeting will be held on Monday, July 26 at 6:00 PM at the Charlie Brown residence.

At 7:30 PM Nelson Nunn moved to adjourn, Ted Michalik seconded, and all were in favor.

Respectfully submitted,

C. Clayton Rock
Secretary

Attached:

The Code of Ethics and Rules of Conduct copies signed by the Board members