

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 26, 2010

The Board of Directors meeting was called to order at 6:00 p.m. by the president, Tom Scharff, at the house of Charlie Brown. Board members present were: Charlie Brown, Jim Atwell, Ted Michalik, Debra French, Nelson Nunn, and Tom Scharff. Also present was Tami Oney, Property Manger, Mulloy Properties. Clayton Rock was absent due to a scheduling conflict.

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

1. The "irrigation rule" was added to the Rules And Regulations:
  - Unit Owners, with prior Board of Directors approval, may have in-ground automatic watering systems installed in the General Common Element immediately adjacent to their Unit. Installation, maintenance and repair costs associated with these systems are the responsibility of the individual Unit Owner and such responsibility will pass on to subsequent Owners of that property. The Association assumes no responsibility for these systems. This provision applies to existing as well as future installations.
2. Several notices of Rules And Regulations violations were sent out and most owners have complied. Second violation letters will be sent to those who are still in violation.

Jim Atwell gave the architecture report.

1. Tim Holland's door has been ordered and will be installed when it arrives.
2. Vents may not be able to be repaired. Replacements may cost \$200 each.
3. Patrick Varner requested permission to install a storm door. The Board approved the request.

Nelson Nunn gave the landscaping report.

1. A \$19.50 receipt from Barry Sumner was received for materials for lawn care. The Board decided not to reimburse him for this.
2. Barbara Michner has paint peeling on her front door. Painting doors is the unit owner's responsibility.
3. Nelson will check for a product to control the undesired grasses.
4. Trimming of the trees around the roadway and sidewalks is coming up.
5. Spraying for spider mites has not been done correctly. Bushes look bad but should come back.

Charlie Brown had nothing to report on the finances.

Debbie French reported that there will be a party in the Fall.

The Reserve Study was discussed and bids will be obtained for asphalt seal coating and building painting.

The next Board meeting was scheduled for August 23, 2010 at 6:00 pm at the home of Nelson Nunn.

Charlie Brown moved to adjourn and Jim Atwell seconded the motion. The Board

unanimously expressed approval to adjourn at 7:00 pm.

Respectfully submitted,

Ted Michalik