

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 27, 2010

The monthly meeting was called to order at 6:05 PM by the president, Tom Scharff, at the residence of Ted Michalik. Present were Jim Atwell, Charlie Brown, Debra French, Ted Michalik, Clayton Rock and Tom Scharff and Tami Oney of Mulloy Properties. Nelson Nunn was absent due to a scheduling conflict.

The minutes of the last meeting were approved: motion by Charlie Brown, second by Jim Atwell, unanimous to approve.

A letter of thanks to the Board was received from the Waddell's (13501 Arbor Crest Cir.) to which the president and other Board members responded with statements of appreciation.

A request for permission to leave a car parked outside temporarily just in front of the unit owner's garage prompted discussion related to that and to vehicles being routinely parked outside because the unit's residents have three vehicles. The Board decided that it would be wise to defer any decisions until the issues and related options can be studied further.

An e-mail was received from Champion (3833 Spring Arbor Dr.) appealing the Board's decision to deny approval of a planter being attached to that unit and of a bench placed in the common area. The Board unanimously agreed to deny the appeal, and, also, that the Association's rules allow only one flag to be displayed.

Debra Boyer (13521 Arbor Crest Cir.) reiterated her request for a replacement shrub to be planted beside her patio for privacy. The Board unanimously agreed to authorize Nelson Nunn to inspect the situation and choose a suitable replacement shrub to be planted there.

The type of acceptable outside light fixtures at garages, front doors and patios was discussed. It was noted that the originals are of brass which tarnishes, pits and discolors and that there are already a few black light fixtures in place. The Board unanimously agreed that black replacement light fixtures would be considered for approval and that a written request for each instance of light fixture replacement should be communicated to the Board and approval received before replacing any outside fixtures.

The Board discussed the appearance of outside plants caused by the unusually dry weather and agreed to request that Board member, Debra French, post notices at the mailboxes encouraging residents to do some irrigation until the drought breaks in areas where plant life is suffering.

Tuesday evening of November 9, 2010 was set for the annual budget meeting, pending availability of the usual meeting site which Debra French will verify.

Jim Atwell (architecture) presented a bid by Louisville Sealcoat for applying asphalt topping and patching cracks on the Spring Arbor streets which will enhance their appearance and increase their durability. It was approved and will be done in 2011 as a capital expense.

Jim also reported that bids are being received for preparing, painting and doing any needed wood rot replacement on six buildings (24 units) in accordance with the Association's overall maintenance plan. The buildings will be painted from the gutters and gables down, including back doors, overhangs, trim around windows, doors and vents, sidings and garage door casings, all with white gloss Sherwin-Williams Duration paint with no painting on front porch areas, front doors, garage doors, gutters nor down spouts. This painting will be done in 2011 as a capital expense.

Jim presented a bid from Kingsbury Concrete Construction, Inc. for doing repairs of patios and/or replacement of patios that have been deemed to need such and to raise one set of front steps. The Board agreed for Tom and Jim to review the work to be done. This will be a capital expense during 2011.

Tami Oney reported that she, as Spring Arbor manager at Mulloy Properties, has taken the Board input and prepared the proposed budget for the year 2011 which will be presented at the November meeting of the Spring Arbor Condominium Association.

The next meeting is scheduled on Monday, October 25 at 6:00 p.m. at the Rock's unit, 3829 Spring Arbor Dr.

Unanimous to adjourn at 7:45 p.m.

Respectfully submitted,

Clayton Rock  
Secretary