

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

The monthly meeting was called to order at 6:00 PM by the president, Tom Scharff, at the residence of Clayton Rock. Present were Jim Atwell, Charlie Brown, Debra French, Ted Michalik, Nelson Nunn, Clayton Rock, and Tami Oney of Mulloy Properties.

The minutes of the last meeting were approved: motion by Nelson Nunn, second by Ted Michalik, unanimous to approve.

Tom presented two requests for permission to replace light fixtures at owners' expense accompanied by picture brochures: O'Bryan, 13627 Arbor Crest Circle, and Scharff, 13629 Arbor Crest Circle. Both requests were approved.

A request was received from Davis, 13619 Arbor Crest Circle, for curbing to be placed around most all the mulched areas at the unit. The request was tabled in order to get more specific information about the size, type and color of the curbing. Tami will communicate with him and Nelson will receive any information that is forthcoming. Board members also expressed interest in seeing, at some location nearby, the type of curbing requested.

The Board agreed that a letter should be sent to those units which have decorative items attached to the brick outside walls. At least one unit was previously cited for this rules violation and complied.

Charlie Brown reported that those Board members who communicated with him about Republic Bank verifying that each check has two signatures agreed that there seemed not to be sufficient need to justify the \$45.00 per month to do so because Mulloy Properties already has office staff routinely do this verification. The Board agreed not to contract with Republic Bank for that service.

Jim Atwell presented two contracts for doing outside painting on buildings 1 – 6 in order to begin a regular rotation of paint maintenance on Spring Arbor buildings as per the Reserve Study. After review, the contract was awarded by unanimous agreement to Tom Power Painting.

Nelson Nunn presented a request from Champion, 3833 Spring Arbor Dr., to remove three euonymous and plant two viburnum similar to the others. It was agreed that Nelson would converse with Champion about this to see if something other than viburnum might be acceptable for planting.

It was agreed that Tami should verify by letter if the shrubbery at 13525 Arbor Crest Circle has been removed.

Tami presented copies of the proposed budget for 2011 for Board review. She explained that it would be put into a year format for the Annual Budget Meeting with a 2010 year comparison column included. One suggested correction was noted by Charlie Brown.

The next meeting was set for 6:00 PM on November 9, 2010, at the Grace Evangelical Free Church, site of the annual meeting.

Ted Michalik moved to adjourn; Debbie seconded the motion; unanimous to adjourn.

Respectfully submitted,

Clayton Rock
Secretary