

SPRING ARBOR CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

December 27, 2010

The monthly meeting was called to order at 6:00 PM by the president, Tom Scharff, at the house of Jim Atwell. Those present were Jim Atwell, Charlie Brown, Debra French, Nelson Nunn, Clayton Rock and Tom Scharff. Ted Michalik was absent due to obligations at his job. Also present were Cory Rudolph and Kevin Roseberry of Greenscapes Lawn & Landscaping Inc. in response to a request from the Board of Directors to be present.

Clayton Rock, secretary, presented copies of the minutes of the November 9, 2010 Board Meeting. Charlie Brown moved that they be approved as presented; Nelson Nunn seconded the motion and the vote was unanimous to approve.

Cory and Kevin of GreenScapes presented a copy of the 2010-2011 contract for services along with a company brochure to each Board member present. The contract amount for the year 2011 is \$47,750 dollars. Pursuant to discussion at the November 9, 2010 biannual meeting, mowing, trimming, spraying for spider mites, fertilizing, weed-eating, pruning and on-site supervision of the workers were discussed. GreenScapes management promised to use a chest spreader more to spread fertilizer in tight areas, to use a push mower in more of the tight areas and to have the workers walk the areas to be spray treated. They also stated that GreenScapes would repair any incidental damage done to patio fences or to other items during weed-eating. They explained that the dormant oil used to control spider mites must be applied when the temperature plus the humidity do not add to more than 120, and that last spring the temperature and humidity jumped up and stayed too high from very early hindering the effectiveness of the applications. After all issues with GreenScapes had been discussed, Cory and Kevin were dismissed from the meeting.

Tom Scharff reported that pursuant to the discussion about landscaping at the most recent biannual meeting in which Mainscape was mentioned as a possibility to explore, Mainscape was contacted and the landscaping work at Spring Arbor was discussed. Mainscape was invited to present a bid. After a second contact and five weeks with no response, the Board members voted unanimously by e-mail not to proceed further with Mainscape at this time.

Tom also reported that some time ago Oldham County and Metro law enforcement officials were chasing a suspect who, evidently, abandoned his truck in Nancy Tally's driveway. The youth, who had fled, was taken into custody soon thereafter.

Charlie Brown reported that on the budget report the project 2010 estimated-expenses total did not include the Management/Administrative expenses of \$14,425.00. Including that expense gives a total of projected expenses for 2010 as \$147,277.00, which is slightly below the total of \$150,523.00 budgeted for the year 2010. He reported that the operating expenses bank account balance is running about as usual from month to month.

Nelson Nunn stated that Spring Arbor needs to have the area in front of the mailboxes salted and cleaned when there is snow or ice. It will need to be done by hand because the scraper truck cannot completely get all the snow and ice in that corner of the street.

Debra French reported that she got the Christmas wreaths put up at the entrance to Spring Arbor and that next year it is hoped to be able to have an electric plug available on both sides of the entrance instead of just the one. Jim stated that the electric wiring is already in place and only a plug receptacle is needed on the one side without one now.

The next Board meeting was scheduled for January 31, 2011 at the house of Debra French.

Jim Atwell moved that the meeting be adjourned; Clayton Rock seconded the motion; and it was voted unanimous to adjourn at 7:15 PM.

Respectfully submitted,

C. Clayton Rock

Secretary

Filed: Brochure and 2010-2011 contract copy provided by GreenScapes.