

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 26, 2011

The Board of Directors meeting was called to order at 6:10 p.m. by the president, Charlie Brown, at the home of Clayton Rock. Board members present were: Jim Atwell, Charlie Brown, Debra French, Ted Michalik, Clayton Rock, and Barry Sumner. Jody Walters was absent due to a work conflict. Also present was Sydney Lawson, Property Manager from Mulloy Properties.

Charlie Brown reported the following:

1. The minutes of the August 22, 2011 Board Meeting were approved by e-mail vote.
2. The window air conditioner at 13521 Arbor Crest Cir. has been removed.
3. The excess signs at 13513 Arbor Crest Cir. have been taken down.
4. The wisdom of providing either a debit card or a store credit card, either with a limit of around \$250, to Jim Atwell, who makes several minor repairs fronting the materials expenses and charging no labor, was discussed. Further investigation will be done and a decision made at the next meeting.

Clayton Rock reported that the Code of Ethics and Rules of Conduct that were signed by the new Board members, Barry Sumner and Jody Walters, will be filed with the September minutes.

Debra French plans to decorate again this year at the Spring Arbor entrance and may need to purchase some lights to replace what is currently with the decorations. The Sept. 24 social was cancelled because only a very few people had informed of their intent to attend.

Barry Sumner reported:

1. Thirteen trees were removed including some river birches and diseased crab apple trees.
2. A contract with GreenScapes for snow removal has been negotiated. Upon five inches of accumulation of snow both main streets will be plowed and salted and the secondary drives will be plowed up to the dividers. No piles are to be left at the driveways. Upon each two-inch accumulation, the area around the mailboxes will be cleaned and salted.
3. A two-year draft contract amounting to \$49,300.00 per year for GreenScapes to continue doing the landscaping was reviewed and will be on the agenda of the next meeting.
4. The last trimming of the year will be done the week of October 17, weather permitting.

Jim Atwell reported that one of the chimney units had leaked and that each unit should be inspected. Also, the patio and it's step at 3809 Spring Arbor Dr. was resurfaced in order to provide a proper slope for drainage keeping the water from running back toward the foundation of the house.

Sydney Lawson presented a draft copy of the 2012 Spring Arbor budget which will be put into final form in the October Board meeting to present for vote at the November homeowners meeting.

The next meeting was set for October 24, 2011 at 6:00 p.m. at the house of Charlie Brown.

There being no further business, Clayton Rock moved to adjourn, Debra French seconded, and it was voted unanimous to adjourn.

Respectfully submitted,

Clayton Rock  
secretary