

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 31, 2011

The monthly meeting was called to order at 6:00 PM by the president, Tom Scharff, at the house of Debra French. The Board members present were Jim Atwell, Charlie Brown, Debra French, Nelson Nunn, Clayton Rock and Tom Scharff. Also present was Sydney Lawson of Mulloy Properties.

Clayton Rock, secretary, presented for approval copies of the minutes of the December 27, 2010 Board meeting. Charlie Brown made motion to approve; Debra French voiced a second; and the vote was unanimous to approve.

Scharff reported that an odor of unidentified source, which is suspected as emanating from the crawlspace, has been noticed at various times at the Talley residence, 13503 Arbor Crest Circle. Discussion of responsibility ensued which clarified that the homeowner is responsible for all but structural and ground water problems.

Charlie Brown, treasurer, informed the Board that total expenses were about \$2,300.00 over budget for the year 2011. The items reported as being more significantly over budget were: Accounting Fees by \$1,530.00, Water & Sewer by \$6,387.09, and Snow Removal by \$6,228.79. Items reported as significantly under budget were: Landscaping Projects by \$1,264.33 and Landscaping Contract by \$8,089.70. The actual interest revenue fell short by \$1,048.93 as compared to the 2010 budget amount.

Charlie presented a request for installing a front storm door at his residence, 13519 Arbor Crest Cir., at owner's expense. The request was accompanied by a brochure describing the door to be installed. The request was unanimously approved.

Jim Atwell, architecture, reported that the wood repairs to be done by Tom Powers' company will be done, as weather permits, prior to the painting of the six quads scheduled for painting in 2011.

Sydney Lawson presented copies of the latest Maintenance and Call Log Report that Mulloy Properties uses to track management items and stated that it could be helpful to Board members to review the status of such items. In addition, she gave a brief description of Kentucky's revised form to be supplied to buyers of condominium properties. The form is valid for 30 days and the expense of preparing it is to be born by the homeowner. She also noted that some details of the implementation of the use of the form are still being determined.

The next meeting of the Board was set for February 28, 2011 at 6:00 PM at Scharff's house.

Nelson Nunn made motion to adjourn; Jim Atwell voiced a second; and the vote was unanimous to adjourn at 7:10 PM.

Respectfully submitted,

C. Clayton Rock  
Secretary