

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
February 28, 2011

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

Clayton Rock, secretary, presented copies of the minutes of the January 31, 2011 Board meeting to be approved. Charlie Brown moved to approve; Ted Michalik voiced a second; and the vote was unanimous to approve.

Tom reported that several phone numbers are out of date on his copy of the Spring Arbor directory of owners. It was agreed that Sydney would send a form by mail to each unit to get information for an update of the directory prior to the May biannual meeting.

He also reported that there had been a problem with a raccoon which had entered the garage at 13523 Arbor Crest Cir., Mishler unit. The raccoon did considerable damage to the car parked in the garage and also climbed into the attic space, crossed over into the attic space of an adjoining unit and descended into it. After attempts by a pest control company contracted by the owner failed to trap the raccoon in the garage and the critter was in the adjoining unit, Metro Animal Control was called and was able to trap the raccoon. (It was learned that Metro Animal Control only responds to reports of wild animals which have invaded living quarters--garages and attics not included--or is, otherwise, a threat to humans.) It was decided that the homeowner, in this case, should, first, file damage claims with their insurance provider (s). NOTE: The Board noted that owners are mostly responsible for pest control inside their unit and in the unit's attic and crawl space areas. Therefore, homeowners are encouraged to be alert to insure that the barriers to entry by animals and birds are in condition to be effective.

Jim Atwell, architecture, reported that Tom Powers Painting has pressure washed, sanded, completed minor repairs and painted the mailbox structure and completed some painting at a couple of units. NOTE: Tom Powers Painting is contracted to paint, during 2011, the outside wood on buildings numbered 1-6, with five buildings to be painted in 2012 and the remaining five in 2013.

Charlie Brown reported that the maturity dates for Spring Arbor certificates of deposit of the Reserve Fund have maturity dates of August 2011 at Republic Bank, February 2012 at PNC Bank and in 2013 at Republic Bank.

Ted Michalik, vice-president, reported that he now has his computer repaired, and, therefore, the Spring Arbor web site, which he maintains, is functioning once again.

Nelson Nunn, landscaping, reported that GreenScapes has treated the shrubbery and fertilized recently and that those who observed their work believed it to be well done. Also, Tim Hollinden has requested that a dead pine tree and another pine tree that is producing bothersome litter be removed, the live one at his expense. Nelson Nunn is to follow up with Tim about the trees. NOTE: Homeowners should contact the Board for approval before digging, planting, removing or otherwise changing anything outside their unit. Plantings and outside additions beyond the standard Spring Arbor provided items are wholly at owner expense.

The Board agreed to set the date of the next Biannual Meeting of the Spring Arbor Condominium Association on Monday evening, May 16, 2011, which will be for the election of new members for the Board of Directors.

The next meeting of the Board of Directors is scheduled for 6:00 p.m. on March 28, 2011 at Charlie Brown's residence.

Clayton Rock moved to adjourn; Nelson Nunn voiced a second; and the vote was unanimous to adjourn at 7:05 p.m.

Respectfully submitted,

C. Clayton Rock
Secretary