

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

The monthly meeting was called to order at 6:00 PM by the president, Tom Scharff, at the Brown residence. The Board members present were 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 February 28, 2011 Board meeting and they were approved as presented.

Tom reminded the Board of the May 16 annual meeting and the election of new members to the Board of Directors. He advised of the need to ensure sufficient candidates to fill the terms which are expiring this year, those of Tom Scharff, president, and Nelson Nunn, landscaping.

Sydney Lawson reported that the response was very good to the letter that was mailed out to homeowners asking for updated contact information which will also be used to provide to homeowners a new directory. She will soon be mailing the Annual Meeting notifications and the proxy forms to Board members and can include the directories with them.

Nelson Nunn, landscaping, reported:

A request by letter from Joe and Betty Noffsinger, 13611 Arbor Crest Cir., was for yard improvement and tree planting. The removable items were approved but the hitch pole that has been set in a common area is in violation of Spring Arbor by-laws and should be removed. Sydney will contact them about the issue.

A letter of request from Jody Walters, 13621 Arbor Crest Cir., to add mulch around the river birch tree at the front of her unit was approved.

Nelson presented the list of river birch trees that are to be removed during 2011 because of the damage that their roots are causing to sidewalks and curbs. Included are trees at Arbor Crest Cir. residences numbered 13513, 13515, 13521, 13610, 13614, and 13615. Funds were approved for this in the 2011 budget previously adopted. Also, a cracked curb near the river birch at the Brown residence, 13519 Arbor Crest Cir., will be inspected to decide if that tree also should be removed.

It was decided that this year's first mulch application should be done before the first trimming of shrubbery and that GreenScapes would be requested to use tarps when they trim in order not to remove any mulch while raking together the trimmings.

A few burning bushes along the street are dead and will be replaced. The three burning bushes damaged the previous winter have put forth new branches and will be left to grow to mature size.

Some yards need seeding but it is recognized that in some areas it is not an expedient endeavor unless the homeowner commits to water the area. Nelson will get a bid for consideration of the possibility of installing irrigation for the area on the hilltop nearest the mailboxes. That area is at the entrance, and, during the summer, the lawn there is often has a brown, dead appearance.

He reported that the ground cover between units 13607 & 13609 Arbor Crest Cir. needs attention.

Nelson will communicate with GreenScapes about future removal of snow in front of garages using equipment that would not damage the new sealant that is to be applied on the asphalt this year.

Charlie Brown, treasurer, reported that, thus far this year, Spring Arbor Condominiums has had sufficient funds to deposit \$4,000.00 per month into the Reserve Fund which meets the goal of the 2011 budget.

Debra French, socials, reported that she will plan a Spring Fling again this year some time after Derby weekend.

The next meeting of the Board of Directors was scheduled for Monday, April 25, at 6:00 PM at the Nunn residence.

There being no further business to attend; Charlie Brown moved to adjourn; Ted Michalik seconded and the meeting was adjourned at 7:05 PM by unanimous agreement.

Respectfully submitted,

C. Clayton Rock
Secretary