

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 25, 2011

The monthly meeting was called to order at 6:00 PM by the president, Tom Scharff, at the Nunn 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 printed copies of the minutes of the March 28, 2011 Board meeting for approval. Following a motion to approve by Charlie Brown and a second by Ted Michalik the vote was unanimous to approve.

Tom Scharff informed the Board that Barry Sumner and Jody Walters will be candidates standing for election at the annual meeting on May 16.

Tom and others reported that some gutters are overflowing and are likely clogged. Sydney agreed to make contacts to get someone to clean the gutters.

Charlie Brown, treasurer, asked for approval to have Barry Sumner put a screen on the round attic vent at his residence, 13519 Arbor Crest Cir. The item was approved and Charlie will contact Barry Sumner to get the job done.

He also asked about Spring Arbor taxes for 2010 and the review audit. Sydney responded that they are in process with an extension of time to file being in effect. Sydney will check on the progress of the paperwork.

Nelson Nunn, landscaping, reported a request from the Nofsingers, 13611 Arbor Crest Cir., and Sydney read portions of a letter from the Nofsingers in which they were appealing the Board's decision that Spring Arbor would not replace the river bank birches that are being removed due to the roots causing damage to sidewalks, curbs and streets. The Board reaffirmed its decision not to plant replacement trees where the birches have been removed. It was announced at the November meeting that homeowners could plant some type of small tree with non-invasive root systems in those spaces. After further discussion, the Board approved two types of trees which homeowners may plant at their expense where the birches were removed: flowering crabapples and Japanese red maples.

If the rain has not changed the schedule, the spring trimming and mulching will take place next week.

He also reported the need to remove some of the Euonymus shrubs. Some have had gall disease and some are getting overly large.

Sydney Lawson, Mulloy Properties reported:

1. Requests from a letter from the Nofsingers.
  - a. Sidewalk repair was requested and it was approved.
  - b. Replacement of some outside lights was requested. It was reaffirmed that any replacement of outside light fixtures at the present time is a homeowner expense. The

Spring Arbor maintenance plan does anticipate their replacement but that is a project quite some years in the future.

c. A window pane repair was requested. It was agreed that window pane repairs are at the homeowner's expense.

2. She reported that the Proxy Form & Annual Meeting Notice are ready to be mailed and she will mail them later in the week. A new directory will be included in the mailing.

The May meeting of the Board is scheduled for May 16 at 6:00 PM at the Grace Evangelical Church.

Debra French, socials, is working at confirming a Saturday in June for a Spring Arbor social.

There being no further business to attend; Charlie Brown moved to adjourn; Ted Michalik seconded and the meeting was adjourned at 7:25 PM by unanimous agreement.

Respectfully submitted,

C. Clayton Rock  
secretary