

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 23, 2011

The monthly meeting was called to order at 6:00 PM by the president, Charlie Brown, at his residence. Other Board members present were Jim Atwell, Debra French, Ted Michalik, Clayton Rock, Barry Sumner and Jody Walters. Also present was Sydney Lawson of Mulloy Properties.

Clayton Rock, secretary, presented printed copies of the minutes of the April 25, 2011 Board meeting for approval. Barry Sumner moved to approve them as presented, Ted Michalik seconded, and the vote was unanimous to approve.

Barry Sumner, landscape, reported:

1. a project of extending irrigation to the common area lawn next to the mailboxes at an estimated cost of \$900.00. Ted made a motion to approve the project, Jody seconded, and the vote was unanimous to approve. Barry will follow up on this.

2. a list of landscape maintenance items

- a. two burning bushes to be planted at the entrance,
- b. one replacement plantings at Neuses unit, 3823 Spring Arbor Dr.,
- c. two replacement plantings at the Taylor unit, 3818 Spring Arbor Dr.,
- d. one dead tree to be removed on the northwest perimeter,
- e. two units where seeding needs to be done,

at a total estimated cost of \$800. Ted moved to approve, Jim seconded, and the vote was unanimous to approve the items listed.

Sydney Lawson, property manager,

a. presented a copy of a contract renewal request from Mulloy Properties. It being essentially the same as that for 2010 and at the same cost, the Board authorized Charlie Brown to sign the contract.

b. reported that gutters were cleaned on two buildings where it was reported to be needed.

Charlie Brown, president, stated that he hoped to be able to review the by-laws and regulations for Spring Arbor prior to the next meeting in order to discover if any changes need to be made. Ted Michalik now holding the office of treasurer requires that his name and signature be added to the account at the Republic Bank and Tom Scharff's name will be removed. Charlie Brown's name will remain on the account because of his office of president.

Jim Atwell, architecture, reported:

- a. a roof leak was repaired at the Yates unit, 3814 Spring Arbor Dr.
- b. the Nofsinger unit seems to have water in the crawl space that needs attention, 13611 Arbor Crest Cir.
- c. window sill leak damage will be repaired at the Griffins unit, 13513 Arbor Crest Cir.

Debra French, socials, affirmed that the social on Sunday, June 5, at 4:00 p.m. is still on go.

The next meeting was set for Monday, June 27, at 6:00 p.m. at the Sumner residence.

There being no further business, the meeting was adjourned.

Respectfully submitted,

C. Clayton Rock
secretary