

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 27, 2011

The monthly meeting was called to order at 6:10 PM by the president, Charlie Brown, at the Sumner residence. Other Board members present were Jim Atwell, Ted Michalik, Clayton Rock and Barry Sumner; absent were Debra French and Jody Walters. Also present was Sydney Lawson of Mulloy Properties.

Clayton Rock, secretary, presented printed copies of the minutes of the May 23, 2011 Board meeting for approval. Barry moved to approve them as presented, Ted seconded, and the vote was unanimous to approve.

Sydney Lawson presented two copies of the audit review of the 2010 fiscal year, one each to the president and treasurer.

Charlie Brown, president:

He has signed the management agreement with Mulloy Properties for the year 2011.

Requested that Board members review the By-Laws for review during the next meeting.

Stated that the asphalt sealcoat and the painting of buildings 1-6 looks good.

Presented the need soon to renew some Spring Arbor CD's at PNC Bank. The Board unanimously approved that Charlie Brown and Ted Michalik be authorized to sign on behalf of Spring Arbor Condominium Association.

Recommended that dogwood trees, in addition to flowering crab apples and Japanese maples, be approved to be planted in places where the riverbank birches were removed. The recommendation was unanimously approved.

Jim Atwell, architecture, reported:

Residents have been entreated in various meetings to drive slowly and carefully, but some drivers in the complex are driving above the speed limit of 15 mph and there have been some very near misses. It was also noted that not all speeding drivers are residents. The Board unanimously approved to install two strategically-located, removable, speed bump strips as a safety measure.

He will be following up with the contractors regarding the concrete patio and sidewalk repairs that are scheduled to be done.

Jim, along with Barry, has inspected the structural problem at 13515 Arbor Crest Cir. (Remaley) and it seems that a support pier was not correctly located under a support wall thereby causing problems. The Board unanimously approved up to \$2,300 to level the unit by installing a new support pier and accompanying braces.

He read a letter of appreciation for the fine oversight and coordination of the asphalt sealcoat work done by Barry, Jim and un-named others. The writer also commended the sealcoat results. All Board members echoed the sentiments expressed.

Barry Sumner, landscape, reported:

Spring Arbor water expenses have three components: potable water, irrigation water, and fire hydrant water service. Explanation of how the charges are calculated is being sought.

Plans are for the gutters to be cleaned this fall.

On August 1, the next trimming of shrubbery will be done.

Ivy trimming and insect control will be done in the next few days.  
He commended the work and workers of the sealcoat and painting companies.

Sidney Lawson reported regarding the leak at 3823 Spring Arbor Dr. (Neuses). American Roofing was called by Mulloy Properties and fixed a place in a roof valley at Association expense. However, American Roofing was later called by the homeowner and they determined it to be a plumbing problem. The Board unanimously agreed that the homeowner is responsible for the expense of the second American Roofing work.

Clayton Rock, secretary, moved that the Board meeting minutes be distributed by e-mail and votes of approval be registered with the president by e-mail. The president would subsequently inform the secretary when the minutes have approval, and, thus, be posted on the Spring Arbor website. Ted seconded and the vote was unanimous to approve.

The next meeting was set for July 25, 2011 at 6:00 pm at the Rock's residence.

There being no further business, Ted moved to adjourn; Clayton seconded; and the Board unanimously approved to adjourn at 7:15 pm.

Respectfully submitted,

C. Clayton Rock  
secretary