

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 22, 2011

The Board of Directors meeting was called to order at 7:30 p.m. by the president, Charlie Brown, at the home of Jody Walters. Board members present were: Jim Atwell, Charlie Brown, Debra French, Ted Michalik, Clayton Rock, Barry Sumner and Jody Walters. Also present was Sydney Lawson, Property Manager from Mulloy Properties.

1. Charlie Brown reported that by e-mail voting the Board members approved the minutes.
2. Certificates of Deposit rates were discussed and Ted Michalik gave some ideas about how to get better rates for the CD's to be renewed in 2012, though all rates are presently quite low.
3. Concrete work is to be done on the patio at 3809 Spring Arbor Dr. by Queensbury. Also A-1 Concrete has done some leveling of sidewalks. The 2011 budget for such has mostly been spent but a priority list with quotes for 2012 has been formed.

Charlie Brown brought the following items for consideration:

1. A window air conditioner unit has been installed at 13521 Arbor Crest Circle. A letter dated in year 2005 was read in which a window unit was deemed to be in violation of the Rules and Regulations and the removal of such a unit was requested. It was agreed to follow the precedent. Sydney Lawson will communicate the decision.
2. The Rules and Regulations require that only one sign be posted on the property when a unit is for sale; therefore, it was agreed to request removal of excess signs at 13513 Arbor Crest Circle.
3. It was agreed to change the Rules and Regulations of the Spring Arbor Condominium Association, Item 6. Vehicles/Parking, subsection b., as indicated by the underlined addition:
6.b. All automobiles, commercial vehicles, trailers, recreational vehicles, mobile homes, boats or motorcycles belonging to a Unit Owner must be parked in the Unit Owner's garage. Any additional non-commercial vehicles must be parked in the Unit Owner's driveway.
4. The Board will have the 2012 budget as an item on the October meeting agenda.
5. The Annual Meeting to approve the budget was scheduled for Tuesday, Nov. 15, 2011 at 6 p.m.

Barry Sumner moved to approve the above five items; Debra French seconded, and they were unanimously approved.

6. It was reported that it seemed that no fee increase would be needed for the 2012 budget. Barry Sumner moved to have no fees increase for 2012, Jim Atwell seconded, and it was unanimously approved.

Barry Sumner reported:

1. The dip at the entrance in front of the mailboxes has been repaired by the Louisville Water Company.
2. The drainage ditch at the rear of the property has been reworked by MSD.
3. The storm drainage next to the perimeter downhill from the mailboxes has been reworked by MSD.
4. Plans to install a rock wall bordering the sidewalk at 13515 Arbor Crest Circle were presented. The vote was unanimous not to approve the project.

5. Barry reported that some vibernums need significant trimming to reduce their size and such will be done during the fall trimming.
6. The gutters will be cleaned sometime shortly after November 1.

Jody Walters reported that a unit owner had contacted her about the possibility of having a recycling service for Spring Arbor. It was reported that recycling service was discontinued a few years back because of lack of sufficient homeowner interest and because of the monthly charge incurred. No further action was taken.

Jim Atwell reported:

1. The second of two speed bumps has been installed on Arbor Crest Circle.
2. A list of items which have been purchased to use for repairs at a cost of \$1,089.97:
 - a. rust inhibitor paint
 - b. photocells which control the garage lights
 - c. wire mesh to cover vents where birds make nests
 - d. one dryer vent cover
 - e. speed bumps
 - f. electric outlet at the entrance for decorative lights
 - g. PVC trim

The next meeting was set for Monday, Sept. 26, at Rock's residence.

There being no further business at 8:45 p.m. Clayton Rock moved to adjourn; Barry Sumner seconded, and it was unanimously approved to adjourn.

Respectfully submitted,

C. Clayton Rock
secretary