

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 24, 2011

The Board of Directors meeting was called to order at 6:00 p.m. by the president, Charlie Brown, at his residence. Board members present were: Jim Atwell, Charlie Brown, Debra French, Clayton Rock, Barry Sumner and Jody Walters. Ted Michalik was absent, and Sydney Lawson, Property Manager from Mulloy Properties, also did not attend.

Charlie Brown reported the following:

1. The minutes for the September 26, 2011 Board Meeting were approved by e-mail vote.
2. Where in the budget to expense maintenance materials was discussed with general agreement that the category of "General Maintenance and Repair" could work.
3. Debra French agreed to find out about sound equipment use for the November 15 biannual meeting.
4. Concern was expressed about the high cost of water usage as per the October water bill. Ideas were discussed to reduce water usage for irrigation and to encourage homeowners to repair any dripping items such as faucets, bathroom fixtures, etc. It was suggested to review the December bill to see if it seemed to be in line with previous December bills; and then, if it seemed needed, to have a water system inspection and test done.
5. The 2012 Spring Arbor Budget Proposal was reviewed. Clayton Rock moved to approve it; Debra French seconded the motion; and it was unanimous to present it to the homeowners for approval at the Nov. 15 biannual meeting.

Debra French reported that she preferred to put up the Christmas lights at the entrance to Spring Arbor prior to really cold weather.

Jim Atwell reported:

1. He repaired a dripping faucet at 13525 Arbor Crest Circle.
2. There is a water stain on the inside wall next to the chimney at 13625 Arbor Crest Cir. Mulloy Properties is sending a vendor to assess the cause.

Barry Sumner reported:

1. Each homeowner will receive an information brochure about OPC Pest Control at the biannual meeting. This company is currently under contract for termite protection but will treat for other pests at homeowner expense.
2. Fall leaf cleaning will likely be done during the second or third week of November.
3. A gutter cleaning, including a flush, will be done at all buildings sometime this fall after all leaves have fallen.

The next Board meeting was set for 6:00 p.m. at the Grace Evangelical Free Church, site of the biannual homeowners meeting.

There being no further business, Jim Atwell moved to adjourn; Jody Walters seconded; and it was voted unanimous to adjourn at 7:03 p.m.

Respectfully submitted,

Clayton Rock
secretary