

SPRING ARBOR CONDOMINIUM ASSOCIATION
BIANNUAL MEETING
November 15, 2011

Homeowner Sign-in

Upon arrival, homeowners signed the attendance list for a total of twenty-seven. Also, fifteen homeowner-signed Proxy Forms were presented; thus, making a total of forty-two (42) which was amply sufficient for a quorum for the meeting.

As the homeowners signed the attendance list they were presented a ballot and a copy of the minutes of the previous meeting. Also, a ballot was presented to the one authorized to vote proxy for each of the homeowner-signed Proxy Forms presented.

Barry Sumner made available a written explanation of the services of OPC Pest Control at Spring Arbor which are presently contracted and those additionally available to individual homeowners for a fee. Accompanying that was a general promotional brochure of OPC along with some pens and notebooks.

A notice of the meeting, Proxy Form, and 2012 Proposed Budget had been sent to each homeowner unit at least two weeks prior to the meeting.

The president, Charlie Brown, called the meeting to order at 7:00 p.m. at Grace Evangelical Free Church, 13060 Factory Lane, Louisville, KY 40245. Members of the Spring Arbor Board of Directors present were Jim Atwell, Charlie Brown, Debra French, Ted Michalik, Clayton Rock, Barry Sumner and Jody Walters. Also, Sydney Lawson, Property Manager from Mulloy Properties, attended the meeting.

The president introduced each Board member and Sydney Lawson.

John Middleton made a motion to approve the minutes of the May 16, 2011 Biannual Meeting as presented by the secretary, Clayton Rock; Nelson Nunn seconded; and the voice vote was unanimous in favor.

The following informational reports were shared:

Charlie Brown informed that the Board had previously approved to keep monthly fees the same in 2012 as they were in 2011. He also explained that the most recent water bills were for higher amounts than in previous years, and that, after reviewing the December bill, a decision would be made as to whether to do leak testing or not. Homeowners were encouraged to fix any drips or other leaks in their units and to be judicious with irrigation water use.

Barry Sumner explained about snow removal. Upon two inches of accumulation, the mailbox area will plowed and salted. Upon five inches of accumulation the streets and cul-de-sacs will be plowed up to the driveway dividers. Only the streets (not the cul-de-sacs) will be salted. Included in his report was the instruction to homeowners to prepare for winter by disconnecting any hoses from outside faucets and to turn off the water to those faucets at the inside-the-unit shutoff in order to prevent pipes bursting due to freezing. He also explained a bit about the OPC Pest Control service presented in the materials distributed.

Jim Atwell announced that buildings 7, 8, 9, 10 & 11 will be painted, beginning in March 2012 and that any wood problems discovered will be evaluated and needed repairs made at that time. Buildings 12, 14, 15, 16 & 17 will be painted in 2013. (There is no building #13.)

Debra French announced plans to decorate the Spring Arbor entrance for the Christmas season on Saturday morning, Nov. 19, and that new lights were purchased to replace the present ones on the greenery. She also mentioned four residents who have recently been hospitalized.

Jody Walters reported information about a recycling service to which homeowners may subscribe for \$15.75 for three months service with once-per-week pickup. Spring Arbor Condominiums has an account number for use by those who wish to enroll in the service. The account number and telephone number of the company may be obtained from Jody Walters or Charlie Brown.

2012 BUDGET ADOPTION

Charlie Brown presented for consideration the 2012 Proposed Budget, which was approved by the Board in its October meeting. After explanations and a time for questions, John Middleton made a motion to approve the 2012 Budget; Lee Griffin seconded, and the homeowners were instructed to vote using the ballots received earlier. The ballots were collected and the votes tallied with the results of forty-one (41) "Yes" and zero (0) "No" votes, with one homeowner not voting.

At 7:35 p.m., there being no further business, Wayne Hay moved to adjourn; Tom Scharff seconded; and the vote was unanimous in favor.

Respectfully submitted,

C. Clayton Rock
Secretary

A copy of the adopted 2012 Budget is filed with these minutes