

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 26, 2013

The Board of Directors Meeting was called to order at 6:05 p.m. by the president, Charlie Brown, at the residence of Jody Walters. Board members present were Jim Atwell, Charlie Brown, Ted Michalik, Diana O'Bryan, Clayton Rock, Barry Sumner and Jody Walters. Also present was Sydney Lawson, Property Manager at Mulloy Properties.

Charlie Brown reported that the January 29, 2013 Board of Directors Meeting minutes were approved by e-mail voting as presented by the secretary, Clayton Rock.

Charlie Brown presented a letter from the Kimbells, 3827 Spring Arbor Dr., requesting approval to power wash the fence and deck and stain the fence with the same color as previously used. Sumner moved to approve; Rock seconded; and the vote was unanimous in favor. It was also requested that the Association replace deteriorated wood at the patio doors which is a normal practice when buildings are painted.

Barry Sumner, landscaping, reported: (1) The Carters at 13617 Arbor Crest Cir. request permission to remove shrub plants in the front flower bed at their expense. (2) Charles Hughes at 13513 Arbor Crest Cir. requests permission to remove two euonymous shrubs at his expense. (3) The Bowmans at 13505 Arbor Crest Cir. request permission to replace two euonymous shrubs with three boxwoods at their expense. Sumner moved to approve items 1, 2, & 3; Rock seconded; and the vote was unanimous to approve. (4) One river bank birch tree has been removed at the Scharff residence, 13629 Arbor Crest Cir. (5) A stone retaining wall was installed at the curb nearest the patio at 3811 Spring Arbor Dr., Vogel residence, at a cost of \$1,350.00. The president reported that this item was approved by e-mail voting.

Jim Atwell, architecture, reported: (1) Three bids are being solicited for re-roofing building 11, 3820-26 Spring Arbor Dr., which has the oldest roof. (2) Five buildings, numbers 11, 12, 14, 15, and 16 will have the exteriors painted, as soon as the weather permits, by the Tom Powers Company. The cost, though \$200.00 more per building than for similar painting during the past two years, is still projected to be within the \$20,000.00 budgeted for the project. Atwell moved to approve; Sumner seconded; and the vote was unanimous to approve.

Charlie Brown reported that four Board seats will need to be filled by election at the May 2013 homeowners meeting.

The Board is in unanimous agreement to schedule a homeowners meeting for Tuesday, May 7, 2013 at 7:00 p.m. at the Grace Evangelical Free Church and Diana O'Bryan will verify if the facilities are available for that date.

The next Board meeting was scheduled for Tuesday, April 23, 2013 at 6:00 p.m. at the Michalik residence, 3825 Spring Arbor Dr.

There being no further business at 6:55 p.m., Sumner moved to adjourn; Michalik seconded; and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock
secretary