

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 7, 2013

The Board of Directors Meeting was called to order at 6:10 p.m. by the president, Charlie Brown, at the Grace Evangelical Free Church. Board members present were Charlie Brown, Ted Michalik, Diana O'Bryan, Clayton Rock, Barry Sumner and Jody Walters; Jim Atwell was absent due to illness. Also present was Sydney Lawson, Property Manager at Mulloy Properties.

Charlie Brown reported that the March 26, 2013 Board of Directors Meeting minutes were approved by e-mail voting as presented and corrected by the secretary, Clayton Rock.

Brown reported: (1) Bids for re-roofing building 11 (units 3820, 3822, 3824, and 3826 Spring Arbor Dr.) have been received from Elite, American, and Commonwealth Roofing, and they are very close to the same dollar amount, a bit over \$36,000 dollars. Barry Sumner moved to authorize Jim Atwell, architecture, to review the bid details and let a contract with whichever seemed to be the best value; Ted Michalik seconded; and the vote was unanimous to approve. (2) Goodman & Company, P.S.C. will review the Association's financials and prepare the tax filing for the year 2012 as per contract. (3) The latest call log was reviewed and all items have had a response.

Sydney Lawson of Mulloy Properties reported that she had received an invoice from Tom Power Painting. The Board responded that three buildings have been painted and that the amount seemed to be in accordance with the amount per building that was contracted.

Barry Sumner, landscape, reported: (1) Ilene Hove and Judith Steinfeld have requested approval for installation of irrigation systems which Sumner has reviewed and deemed acceptable. Jody Walters moved to approve; Diana O'Bryan seconded; and the vote was unanimous to approve. (2) A professionally installed, retractable awning of good appearance has been installed on the patio at 3818 Spring Arbor Dr. The Board agreed that Mulloy Properties would request the completion of the Architectural Improvement Application form and inform the owner that all present and future expenses related to the awning are the responsibility of the homeowner. The Board will consider issues related to awning installation at its next meeting. (3) The approved flower bed at the entrance near the mailboxes has been installed.

Jody Walters, vice-president, reported that there is a spot devoid of grass near her unit and it was agreed that Sumner would evaluate to determine what actions might be taken.

Diana O'Bryan, social, reported: (1) An outdoor Spring Fling social at her residence is being planned for 5:30 p.m. Saturday afternoon, May 25. Meat (barbecue and shrimp) and bread will be provided by the Association; other dishes and beverages, along with some chairs and small tables to be brought by attendees. Information will be posted at the mailboxes. (2) She has visited with some of the new owners and will visit with the rest when she can find them at home.

Charlie Brown led a review of the agenda for the biannual meeting which follows.

The next Board meeting is scheduled for Tuesday, June 25 at 6:00 p.m. at the residence of Diana O'Bryan.

There being no further business at 6:45 p.m., Rock moved to adjourn; Michalik seconded; and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock  
secretary