

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 25, 2013

The Board of Directors Meeting was called to order at 6:13 p.m. by the president, Charlie Brown, at the residence of Diana O'Bryan. 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 for Mulloy Properties.

Charlie Brown reported that the May 7, 2013 Board of Directors Meeting minutes were approved by e-mail voting as presented by the secretary, Clayton Rock.

Brown reported: (1) The painting of the last five buildings (numbered 12, 14, 15, 16 & 17) by Tom Power Painting is completed at a cost of \$19,046.00 which is within the budgeted amount of \$20,000. (2) More than forty people of Spring Arbor enjoyed a fine social gathering on Saturday, May 25. The president and board thanked Diana O'Bryan and Jody Walters for their organization of the event. (3) Brown presented a written request from Barbara Mishler (13523 Arbor Crest Cir.) that her flower box, original with her unit, be replaced due to failing wood. Her request was approved by a vote of 4 to 3 in favor. (4) Patio awnings were discussed in light of recent requests for approval of awning installation. O'Bryan moved that any awnings must be requested in writing with specifications included and be approved by the Board before installation, must be of fabric, not aluminum, must be dark blue, black or dark brown in color, must be professionally installed, be retractable, be the financial responsibility of the homeowner for the unit and its attachment, and must not extend beyond the patio. The Spring Arbor Rules and Regulations will be amended to include these awning regulations. Sumner seconded the motion, and the vote was unanimous to approve. (5) Elite Roofing was judged to have the lowest and best bid, \$36,062.36, for replacing the roof on building number 8. The shingles will be Tamko Thunderstorm Gray with a thirty-year pro-rated shingle warranty and a three-year installation warranty. The roofing will be done as soon as weather permits. Sumner noted that the shingle replacement warranty will be kept on file. (6) A copy of the review by Goodman & Company, P.S.C., of Spring Arbor Condominium Association financials for the year ended 12/31/2012 was received and will be kept on file. The review discovered no indication of need for any material modifications of the year's financial statements.

O'Bryan, social, reported: (1) A nice thank-you note for the card and plant sent to Margrit Thompson in memory of her recently deceased husband, Richard, has been received. (2) Some homeowners who have replaced brass outdoor light fixtures with black fixtures desire to have black house numbers to match. O'Bryan moved that any new house numbers be at homeowner expense, that black ones be acceptable, and to recommend that the existing brass numbers be painted black and put back up as the style of the numbers will match those of other units and the holes for attachment will be a good fit. Walters seconded the motion and the vote was unanimous to approve.

The next Board meeting is scheduled for Tuesday, August 27 at 6:00 p.m. at the residence of Jody Walters.

There being no further business at 7:04 p.m., Michalik moved to adjourn, Rock seconded and the vote was unanimous to adjourn.

Respectfully submitted,

C. Clayton Rock

Secretary