

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 27, 2015

The Board of Directors Meeting was called to order at 7:00 p.m. by the president, Charlie Brown, at the residence of Ted Michalik. Members present were Jim Atwell, Charlie Brown, Dan Livy, Ted Michalik, Betty Noffsinger, Diana O'Bryan and Clayton Rock. Also present was Sydney Lawson, Property Manager for Mulloy Properties, and Donald Remaley.

The minutes of the Board meeting and Biannual Meeting held on December 9, 2014 were approved by email vote as presented by the secretary.

Charlie Brown reported: (1) The sewer line break that occurred near 13515 Arbor Crest Cir. caused sewage to back up into the Remaley unit. He was present to seek redress for the costs of the repairs and clean-up in his unit. He requests that the Board make a determination as to what extent the Association is responsible for the \$13,238.08 of costs. The Board agreed first to seek an opinion from lawyer Hal Thomas defining the Association's responsibility in this situation. (2) The funds available in the operating account are quite low at present; therefore, it was agreed not to transfer any funds to the Reserve Account. (3) It was agreed to expense the light fixture replacements from the Reserve Account instead of from the operating budget. (4) It was agreed to do a postcard survey to learn how much interest there is in recycling to determine if it seems feasible for the Association to provide the service to all homeowners.

Jim Atwell reported that all the light fixtures have been installed except for a few instances which require entry into a homeowner's unit or enclosed patio.

Ted Michalik reported that two companies have presented plans with bids to do a study of Association maintenance needs and projected funding needed. It has been five years since RSI did such a study. RSI proposed to do the study for no more than \$2,600.00. Michalik moved to approve, O'Bryan seconded and the motion was approved by a vote of six yes and one no.

Noffsinger, Rock and Atwell commented on sealcoating the streets, making repairs to some minor faults and seeking to remedy where water ponds. No action was taken.

The next meeting of the Board is scheduled for Tuesday, February 24 at 6:00 p.m. at the residence of Jim Atwell.

There being no further business at 8:20 p.m., O'Bryan moved to adjourn, Noffsinger seconded, and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock
secretary