

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 28, 2015

The Board of Directors Meeting was called to order at 6:05 p.m. by the president, Charlie Brown, at the Grace Evangelical Free Church, 13060 Factory Lane, Louisville, KY 40245. 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.

The minutes of the Board meeting held on March 24, 2014 were approved by email vote as presented by the secretary, Clayton Rock.

Charlie Brown reported: (1) There are 38 units recycling waste materials through Waste Management pickup. (2) All house address numbers are now painted black.

Jim Atwell, architecture, reported: (1) An asphalt repair project to be done by Lib Paving was approved by email vote. That project is underway with two leach lines having been installed to siphon off water before it seeps through the asphalt, the places where water ponds have been marked for correcting the drainage, the cut-outs will be repaved and the entrance street will be sealcoated. (2) There is a patio door that needs replacing. (3) A bid was presented for painting The Spring Arbor, gold-colored lettering at the entrance. The Board agreed to request an additional bid for painting them black for cost comparison before contracting the job. (4) The paint-faded furnace vents can be painted black for \$10 per vent. Atwell moved to approve, Livy seconded, and the vote was unanimous to approve.

Diana O'Bryan, hospitality, reported: (1) A Spring Fling, pot-luck social is planned for Saturday, May 23, at 5:00 p.m. in the cul-de-sac of her residence, 13627 Arbor Crest Circle. Information will be posted at the mailboxes. (2) GreenScapes will replace at no charge the pansies that its workers removed from the kidney-shaped flower beds at the entrance.

Dan Livy, landscaping, reported: (1) There is a need for lawn seeding near seven of the units. (2) A rut made by a mover's truck near 13608 Arbor Crest Circle needs repair and the repair will be billed to the mover. (3) The new snow removal policy is to plow the streets and cul-de-sacs up to the dividers whenever the snow exceeds a depth of three inches, to clear the snow up to the garage doors whenever snow depth exceeds six inches, and to clear an area in front of the mail boxes whenever snow depth exceeds two inches.

Ted Michalik, treasurer, presented three pages of budget report.

Charlie Brown presented information from the Reserve Study Funding Plan, prepared by RSI Consultants, and from the 2015 budget to help in determining what amount of increase to make for the budget. After discussion by the Board, Diana O'Bryan moved that the budget be

increased by ten percent starting July 1, 2015, Betty Noffsinger seconded, and the vote was unanimous to approve.

Several information items to be presented to the Biannual Meeting were reviewed.

The Board will next meet on Tuesday, June 23, at the Noffsinger residence, 13611 Arbor Crest Cir.

There being no further business at 6:50 p.m., Rock moved to adjourn, Livy seconded and the vote was unanimous to adjourn.

Respectfully submitted,

C. Clayton Rock  
secretary