

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 17, 2015

The Board of Directors Meeting was called to order at 6:05 p.m. by the president, Charlie Brown, at Grace Evangelical Free Church, 13060 Factory Lane, Louisville, KY 40245. Members present were Jim Atwell, Charlie Brown, Brenda Hughes, Dan Livy, Ted Michalik, Betty Noffsinger and Clayton Rock. Also present were Sydney Lawson of Mulloy Properties and Bob Detherage of Middle Oak Insurance.

Brown reported that the minutes of the October 29, 2015 Board meeting were approved by email vote.

Brown introduced Bob Detherage who addressed concerns about items on the Middle Oak Loss Control Recommendations report and other insurance issues. Middle Oak provides the insurance policy for the period 09/20/2015 to 09/19/2016. Bob's insurance expertise guided the Board in formulating a response to Middle Oak and Sydney Lawson was designated to complete the form provided and mail it to the company. NOTE: During this process of response, the Board learned that there are Ground Fault Circuit Interruptors (GFCI's) for the two outdoor electrical receptacles at the hallway receptacle, one at a kitchen receptacle for all the kitchen receptacles, one in the master bath for the receptacles in both bathrooms. A GFCI protects users from serious electrical shocks by interrupting the flow of electrical current when someone might receive an electrical shock and must be reset to resume the circuit's use. Also, the Board strongly recommends yearly chimney inspections for those units in which wood is burned in the fireplace.

Dan Livy, landscape, reported that, with approval of the Board, twenty-one trees have been trimmed and six were removed except for a few of the stumps which are yet to be removed.

Sydney Lawson presented copies of the 2016 budget on spreadsheet forms created by Ted Michalik. Homeowner monthly fees will not be changed. After review, Noffsinger moved to approve the budget proposal, Livy seconded and the vote was unanimous to approve.

Jim Atwell, architecture, reported: (1) He plans to do some follow-up about the asphalt repairs. (2) Barry Sumner and he painted the "Spring Arbor" lettering at the entrance.

The next Board meeting was scheduled for 6:00 PM, Tuesday, February 2, 2016 at the Rocks' residence.

At 6:53, there being no further business, Rock moved to adjourn, Michalik seconded and the vote was unanimous to adjourn.

Respectfully submitted,

C. Clayton Rock  
secretary