

SPRING ARBOR CONDOMINIUM ASSOCIATION
BIANNUAL MEETING
April 28, 2015

Homeowner Sign-in: Homeowners of twenty-four condominium units attended the meeting and fourteen homeowner Proxy Forms were presented; thus, making a total of thirty-eight units represented, sufficient quantity for constituting a quorum. A notice of the meeting, Proxy Form, and proposed agenda of electing one Board member had been sent by postal service to each homeowner unit more than ten days prior to the meeting.

The president, Charlie Brown, called the meeting to order at 7:03 p.m. at the Grace Evangelical Free Church, 13060 Factory Lane, Louisville, KY 40245. Members of the Spring Arbor Association Board of Directors present were Jim Atwell, Charlie Brown, Dan Livy, Ted Michalik, Betty Noffsinger, Diana O'Bryan, Clayton Rock. Sydney Lawson of Mulloy Properties was also present. The president introduced each Board member and Sydney.

The minutes of the December 09, 2014 Biannual Meeting were distributed to each homeowner upon arrival. After no questions, corrections or additions were offered, Lynn Jurich moved to approve; John Middleton seconded; and the voice vote was unanimous to approve.

Homeowners Anne Sabetta, 13501 Arbor Crest Cir., and Lawrence and Cynthia Rhodes, 3826 Spring Arbor Dr., were recognized for first-time meeting attendance.

Charlie Brown presented the Board's decision to increase the budget and maintenance fees by ten percent beginning July 1, 2015. The rationale for the increase includes: a nearly fifty percent increase for insurance coverage, increases suggested by the 2015 Reserve Study Funding Plan done by RSI Consultants to bolster the capital reserve fund for projected capital expenses, increased maintenance costs, and increased Metropolitan Sewer District fees. This increase should be sufficient through the year 2016. By law, the Board is authorized to approve budget increases that do not exceed fifteen percent.

Dan Livy, landscaping, reported: 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.

Jim Atwell, architecture, reported: (1) An asphalt repair project to be done by Lib Paving is underway with two leach lines having been installed to siphon off water before it seeps through the asphalt, to correct drainage at the places that have been marked by orange paint, to repave the cut-outs, and to sealcoat the entrance street.

Election: Charlie Brown, president, introduced Brenda Hughes, who has agreed to be a nominee for election to the open Board seat. The president solicited further nominations but none were forthcoming. John Middleton then moved that nominations cease and that Brenda Hughes be elected by acclamation; Clayton Rock seconded; the motion was affirmed with a hearty voice-vote of "ayes" and no one voiced a "no" vote.

Diana O'Bryan, hospitality, promoted the Spring Fling to be held on Saturday, May 23, at 5:00 p.m. in the cul-de-sac of her residence, 13627 Arbor Crest Cir. Residents attending are invited to RSVP, bring a dish of food, a chair and spirits of your choice. Water, soft drinks, meat and bread

will be provided by the Association. (2) GreenScapes will replace at no charge the pansies that its workers removed from the kidney-shaped flower beds at the entrance.

There being no further business at 8:01 p.m., Lynn Jurich moved to adjourn; Barry Sumner seconded, and the voice vote was unanimous to adjourn.

Respectfully submitted,

C. Clayton Rock
secretary