

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 2, 2016

The Board of Directors Meeting was called to order at 6:30 p.m. by the president, Charlie Brown, at Rock residence, 3829 Spring Arbor Dr. Members present were Jim Atwell, Charlie Brown, Brenda Hughes, Dan Livy, Ted Michalik, Betty Noffsinger and Clayton Rock. Also present was Sydney Lawson of Mulloy Properties.

Brown reported: (1) The minutes of the 11/17/2015 Board meeting were approved by email vote. (2) The minutes of the 11/17/2015 semiannual meeting were approved by email vote. (3) On 12/13/15 a revision of the 2016 Budget to include the recycling fee for trash removal by increasing the Trash Removal budget allocation from \$6,528.00 to \$7,668.00 received unanimous approval by email vote. (4) On 12/13/2015 two amendments to the Rules and Regulations were unanimously approved by email vote. One was to amend item 7h. to read as follows: **Whenever snow depth exceeds two inches, the area in front of the mailboxes will be cleared. Whenever the snow depth exceeds three inches, the streets and cul-de-sacs will be plowed up to the dividers. Whenever snow depth exceeds six inches, the streets and cul-de-sacs will be cleared up to the garage doors.** Ice removal will be addressed on an “as-needed” basis. The second was to amend item 9d. to read as follows: **It is the Unit Owner’s responsibility to replace the light bulbs in exterior light fixtures. Energy saving long life fluorescent or LED bulbs are recommended. It is the Association responsibility to replace garage light sensor units.** (Underlining denotes the changes.) (5) The questions about GFCI’s that were raised by MiddleOak Insurance have been satisfactorily resolved requiring no installation of new GFCI units.

Dan Livy, landscape, reported a request to remove a river birch tree which has roots damaging the entrance walkway at 3830 Spring Arbor Drive (Sumner). The Board approved the request and Livy will inspect for other river birches that need to be removed.

Jim Atwell, architecture, reported that there are doors onto the patio that need replacing due to damage as a result of defective installation at the Boyer, Hendershot and, maybe, the French residence.

Brenda Hughes, social, reported: (1) She proposed that, related to our new Neighborhood Watch Program, she would like to request safety tips from residents that can be shared in an article on safety in the Association newsletter. (2) She proposed doing a bit of landscaping at the stone entrance.

The next Board meeting was scheduled for 6:00 PM, Tuesday, March 29, 2016 at 3825 Spring Arbor Drive, Michalik residence.

At 7:44, there being no further business, Noffsinger moved to adjourn, Hughes seconded, and the vote was unanimous to adjourn.

Respectfully submitted,

C. Clayton Rock  
secretary