

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 29, 2016

The Board of Directors meeting was called to order at 6 p.m. by the president, Charlie Brown, at the Michalik residence, 3825 Spring Arbor Dr. Members present were Charlie Brown, Brenda Hughes, Dan Livy, Ted Michalik, Betty Noffsinger and Clayton Rock; absent was Jim Atwell. Also present were Sydney Lawson of Mulloy Properties, Chuck Hughes and Barry Sumner.

The minutes of the 02/09/2016 Board meeting were unanimously approved as presented by email vote by the secretary.

Charlie Brown reported the following two email votes:

(1) Removal of viburnum shrubs in alcoves:

1. Cut the viburnum shrubs in the alcoves at a maximum cost of \$2,880.00.
3. Allow each resident the option of keeping the shrub on their side of the alcove.
4. GreenScapes will spread mulch or grass seed in the area if owner agrees to water new grass.
5. The Association will not put another shrub in place of the viburnum.

The vote was unanimous to approve on 02/15/2016.

(2) Trees with stump and shrub removal at a cost not to exceed \$2,400.00:

A river birch to remove at 3825 Spring Arbor Dr., at 13529 Arbor Crest Cir., at 13529 Arbor Crest Cir. and at 13601, a river birch and magnolia to remove at 3822 Spring Arbor Dr., a large bush to trim at 3809 Spring Arbor Dr., and a red maple to remove at 13527 Arbor Crest Cir. The vote was unanimous to approve on 03/18/2016.

Charlie Brown recognized Chuck Hughes to present a report on a security camera system. He presented a proposal from Security Services for an HD CCTV System Installation including a HD Turbo DVR with remote view capability, two terabyte hard drive, two HD IR Turbo Color Cameras with vandal proof housing, a 19" LED Monitor with installation, programming, test and training included for a cost of \$1995.00. The cameras would need to be mounted outside on a homeowner unit and the equipment connected inside the unit. After hearing the proposal and discussing it, Noffsinger moved to defer further action, Livy seconded, and the motion was approved by unanimous vote.

Barry Sumner reported on behalf of Jim Atwell that there are some cornices in need of repair, gutter corners in need of sealing to stop leaking and some French doors needing repair. He estimates that he can do the work for much less than a contractor can and that he can do about four buildings per year, starting with the most urgent needs, at an estimated cost of \$4,000.00 per year. Michalik moved to use \$4,000.00 of the capital budget during 2016 for this project, Livy seconded, and the vote was unanimous to approve.

Brenda Hughes, social, got approval for May 21, 2016 for a Spring Fling at the Livy cul-de-sac.

The Biannual Association Homeowners meeting was set for May 24, 2016 at 7:00 p.m. to elect four Board members. Steve Roling has agreed to be nominated for maintenance manager and the

following have agreed to serve for a second term: Charlie Brown, president, Ted Michalik, treasurer, and Clayton Rock, secretary. Additional nominations may be made at the meeting or before the meeting by contacting either Charlie Brown or Betty Noffsinger.

The next Board meeting was scheduled for 6:00 PM, Tuesday, April 26, 2016 at 13513 Arbor Crest Circle, Hughes residence.

There being no further business at 7:15 pm, Livy moved to adjourn, Noffsinger seconded, and the vote was unanimous to approve.

Respectfully submitted,

C. Clayton Rock  
secretary