

SPRING ARBOR CONDOMINIUM ASSOCIATION
BIANNUAL MEETING

May 23, 2016

Homeowner Sign-in: Homeowners of thirty-one condominium units attended the meeting and nine Proxy Forms were presented; thus, making a total of forty units represented, sufficient quantity for constituting a quorum. A notice of the meeting, Proxy Form, and proposed agenda of electing Board members had been sent by postal service to each homeowner unit.

The president, Charlie Brown, called the meeting to order at 7:00 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, Brenda Hughes, Dan Livy, Ted Michalik, Betty Noffsinger, and Clayton Rock. Sydney Lawson of Mulloy Properties was also present. The president introduced each Board member and Sydney.

The minutes of the November 17, 2015 Biannual Meeting were made available to each homeowner upon arrival. After no questions, corrections or additions were offered, Rita Pipes moved to approve; Anne Sabetta seconded; and the voice vote was unanimous to approve.

Homeowner, Karen Freundenberger, was recognized as a first-time attendee.

Election: Charlie Brown presented four names of persons who have agreed to be nominees to fill four vacant seats on the Board of Directors for three-year term each. They are Charlie Brown, Ted Michalik, Clayton Rock and Steve Roling. The president solicited further nominations from the floor; none were made. Barry Sumner moved that nominations cease and that the four nominees be elected by acclamation; Wayne Hay seconded the motion. The motion was approved by a chorus of “ayes” and no one voiced opposition.

The president informed the homeowners that any and all requests, complaints or suggestions should be communicated to Sydney Lawson of Mulloy Properties in order that responses may be better tracked. Changes to building structures and changes in common areas require Board approval and should be requested by completing the Architectural Improvement Application form and sending it to Sydney Lawson. Normal plantings in established flower beds do not require Board approval on each occasion; however, to expand flower beds or to create new ones the homeowner should get Board approval before doing the project. Discussion followed that indicated some landscaping issues to be addressed: weed control, cutting grass too short with a weedeater, cutting grass on some steep slopes, especially in wet conditions. It was reported that some Board members had just recently completed an inspection of landscaping with Kevin of GreenScapes addressing some of these issues. Some questions were raised about what things the homeowner or the Association is to be the responsible party. Such issues should be communicated to Sydney Lawson and she will see that they are shared with Dan Livy and addressed with GreenScapes or another appropriate manner.

Jim Atwell and Sydney Lawson reported that the unit at 13517 Arbor Crest Cir., which was struck by an automobile, will be repaired as soon as the contractor can find matching brick. An engineer reported that the foundation was not damaged. Part of the stone retaining wall will be rebuilt. It seems that the driver’s automobile insurance will cover the cost of repairs.

Brenda Hughes, hospitality, reported: (1) The Spring Fling will be held on Saturday, June 4, at 5:00 p.m. in the Livy cul-de-sac, 13527 Arbor Crest Cir. Residents attending are requested to

RSVP, bring a dish of food, a chair and beverages of your choice. Water, soft drinks, meat and bread will be provided by the Association. (2) She is hosting a garden party on Thursday, June 23, from 2 to 4 p.m. on the lawn at her residence. She suggested that the ladies be in casual dress, hats optional but encouraged. Snacks will be provided. RSVP please.

Dan Livy, landscaping, reported that Landscapes will do the spring trimming by June 15 at the latest. In response to some discussion, he indicated that a list of GreenScapes' responsibilities would be prepared and shared with homeowners.

There being no further business at 7:52 p.m., Laura Carter moved to adjourn; Lynn Jurich seconded, and the voice vote was unanimous to adjourn.

Respectfully submitted,

C. Clayton Rock
secretary