

SPRING ARBOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 24, 2022

The meeting of the Board of Directors was called to order at 6:00 p.m. by the president, Clayton Rock. Board members present were Bea Jones, Ted Michalik, Clayton Rock and Onzelle "Zellie" Stewart; absent was Bob Graves. Also present were Brenda Hughes, Barry Sumner and Amber Gabbard of Mulloy Properties.

The minutes of the April 10 Board meeting and that of the April 24 Board meeting were approved by email on 4/25/22.

Treasurer's report by Ted Michalik: (1) The monthly report appears to show us over budget for Landscaping Contractual, but that was because the GreenScapes bills for both March and April were paid in April. The Year-to-Date (YTD) report shows we are actually a little under budget. (2) One of the Spring Arbor CDs is maturing today (CD#2 - \$29,000). Ted plans to go to Republic Bank tomorrow morning to renew it for two years.

1. Onzelle "Zellie" Stewart was elected by **unanimous vote** of the Board on 4/29/22 to serve the remainder (till 2024) of the term vacated by the resignation of Chuck Hughes.

2. Bob Graves reported that the five-year contract for the recycle pickup and garbage pickup by Waste Management is due to be renewed. The proposed contract from Waste Management presented an increased cost that led the Board members to desire to have two other bids, which Amber was requested to solicit. The feasibility of recycling was discussed with the understanding that since China has quite buying recyclable materials, those materials are presently being dumped in with other garbage that is collected. On that basis, it was agreed to consider stopping the recycle pickups at Spring Arbor.

Amber got two more bids for garbage pickup, one from Republic and one from Rumpke.

- (a) Waste Management      \$13.50 per unit & insist on 95-gallon containers
- (b) Republic                 \$18.00 per unit & 95-gallon containers are required
- (c) Rumpke                    \$17.50 per unit & 95-gallon containers & gas surcharge

\*\*All are three year contracts (07/01/2022 – 06/30/2025) and the amounts are per month.

Barry Sumner reports that he thinks, from what he's seen and heard, that the recycle pickups should be terminated. Last recycle pickup would be 06/28/2022.

Waste Management	\$13.50 x 64 units	\$ 864.00
Republic	\$18.00 x 64 units	\$1,152.00
Rumpke Waste & Recycle	\$17.50 x 64 units	\$1,120 plus gas surcharge

Motion 1: Bea Jones moved that Waste Management be retained for services of garbage pickup at \$13.50 per unit as stated in the quote issued. If no charge, we accept 95-gallon containers for uniformity and because lots of residences do not have them. Bob Graves seconded the motion and the **motion was approved** by unanimous email vote on 05/01/2022.

Motion 2: Bea Jones moved that the bi-monthly recycling contract with Waste Management (sadly) be discontinued until the state of KY/Jefferson County upgrades the method for recycling to a true earth protecting process. In other words, do not dump in our landfills. Bob Graves seconded the motion and the **motion was approved** by unanimous email vote on 05/01/2022.

3. It was noted that the concrete in front of the mailboxes is in need of some repair. It was also mentioned that it would help visibility on the step-up to the mailboxes if the curb were painted yellow. Barry Sumner offered to do the painting. He and Steve Roling, on 04/26/2022, painted the curb yellow with "Step Up" lettered onto the curb.
4. Lynda Lindsey, 13615 Arbor Crest Circle, requested and had approved to add an electric operated awning over the patio. Any damage for any reason that the awning may cause to the area of the attachment to the unit is the responsibility of the homeowner.
5. Barry Sumner reported: (1) Outside repairs at 13618 Arbor Crest Circle, Hysell unit, have been completed, except for soffit damage, and the insider repairs are in progress. (2) A round attic vent at 13616 Arbor Crest circle, Hila Barker unit, needs replacement and will need 4 to 6 weeks to complete due to waiting on materials for the job. Meanwhile, the opening is covered by plastic sheeting. (3) Today, TruGreen sprayed to eliminate spider mites and other vegetation eating bugs. (4) Trimming of bushes and shrubs will be done between the 15<sup>th</sup> and 21<sup>st</sup> of June.
6. Bea Jones, social chair, reported that a Spring Arbor social, including a meal, is being planned for June 9, 2022 at 4:30 – 7:30 p.m. at the Watson-Powell Senior citizen Center in Berrytown, 1340 Heafer Road, Louisville, KY 40223. The cost will be \$5.00 per person attending.
7. Bea Jones moved that Onzelle "Zellie" Stewart be named as secretary of the Board of directors; Ted Michalik voiced a second and vote was **unanimous to approve**.
8. The 2022 Annual Meeting was scheduled for October 25 by **common consent**. This meeting is for the purpose of electing homeowners to serve on the Board of Directors.
9. The next meeting was scheduled for Tuesday, June 28, 2022 at 6:00 p.m.
10. There being no further business, Ted Michalik moved to adjourn, Onzelle Stewart voiced a second and **motion was approved** by unanimous vote at 6:47 p.m.

Onzelle "Zellie" Stewart  
secretary