

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 28, 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, Bob Graves and Onzelle "Zellie" Stewart. Also present were Brenda Hughes, Barry Sumner, Steve Roling and Amber Gabbard of Mulloy Properties.

The minutes of the May 24, 2022 Board meeting were approved by email voting on 06/01/22.

Treasurer's report by Ted Michalik: (1) The monthly report appears to show us over budget around \$6,100 due to work done on Hysell unit. The Year-to-Date (YTD) report shows we are over budget \$3,400 thanks to being under budget in other areas. (2) It was decided to do another water meter reading just to make sure we are not suffering any additional leaks. Steve Roling and Ted Michalik will perform test at 1:00 am on Wednesday, July 6, 2022. Brenda Hughes will send notice to unit owners to turn off any irrigation systems between 12:00 am and 2:00 am and remind homeowners not to flush or use any water during this time. (3) Bea Jones had a question on the Social /Meetings Budget. Ted Michalik confirmed expenses for last month. She has \$49.12 in cash from 6/9/2022 social and shows she has \$248.62 left in budget for year.

1. A-1 Concrete Leveling submitted a job Estimate, #EST 14887, for lifting the concrete patio floor and steps, as indicated in drawing provided, and caulking the crack where the concrete broke at 3806 Spring Arbor Drive at a total cost of \$975. This job was approved by email vote on 6/1/2022.
2. Upon a recommendation by Barry Sumner, the concrete in front of the mailboxes be covered with skid resistant matting. Ted Michalik moved to approve and Bob Graves seconded the motion and motion was approved by email vote on 6/1/2022, It was later determined that this was not going to be an acceptable covering for the deteriorating concrete apron at the mailboxes. Eclipse submitted a bid to resurface the concrete pad at a cost of \$1,980 and was approved by email vote on 6/14/2022. Work was completed on 6/27/2022.
3. A-1 Concrete Leveling submitted a bid to lift and level the concrete sections of the entrance walkway at 13613 Arbor Crest Circle at a cost of \$900. This job was approved by email vote on 6/08/2022.
4. Barry Sumner reported that all trimming has been completed and received positive comments from homeowners. No damage reported. Concrete work completed at mailboxes at 8:00 pm on 06/27/2022 and Steve will repaint yellow when it cools off. A-1 Concrete has not set time yet to do the work at Jan Reid's (3806 Spring Arbor Drive) and Denise Searcy's (13613 Arbor Crest Circle).
5. Steve Roling reported that there is some tree trimming that needs to be done. Steve and Barry will be reviewing and get a list together. There is a sycamore tree issue at Ted Champion's they are watching and mainly those trees over roofs. There is \$3,200 in budget for tree trimming.
6. Bea Jones noted she received Past due Notice from Mulloy Properties for \$37. She had inadvertently underpaid her monthly assessment by \$1 since January making her \$6 underpaid. They charged her \$31 late fee and this was first notice she had received. She questioned Amber Gabbard on process of past due notices. Amber explained it is 2 people process the notices and they are computer generated. Board wants to know if there is a way they could flag when someone paying incorrect amount so this does not happen again. She is going to check on this to see what can be done and send note to Ted Michalik. She said late fee should be waived and Bea should just pay the \$6 amount and correct amount she is paying each month.

7. Bea Jones also commented on Summer Social held June 9, 2022 at Powell Senior Citizen Center. She said it was a success but costly due to rental. She mentioned that she will need to look at replacing some of the Christmas lights which will drain her budget for future Annual Meeting in October and Christmas Party. She reported that the Bridge Group has been meeting monthly and she will plan a luncheon for some time in July.
8. Barry Sumner reported that there is a window air conditioning unit in second floor window. He noted that he felt that there was an ordinance somewhere stating that window units were not allowed as they are notorious for condensation which can get in walls or leak on window sills. Bob Graves stated that he looked at Spring Arbor Rules and Regulations and did not see anything concerning air conditioner window units and Board requested Amber Gabbard research to see if this was a Kentucky Condo Association code and to report back before any action was taken with the homeowner. It was discussed that this may fall under the rule that nothing may be attached unless approved by the Board and could note that any damage for any reason to the area of the attachment of the air conditioner is the responsibility of the unit owner.
9. Annual Meeting scheduled for October 25, 2022 at 6:00 pm. In past, meeting was held at Grace Evangelical Church and a \$100 donation would be paid. Bea Jones reported that we can use a room at the Berrytown YMCA building at no charge. Board requested that Bea check with both the church and the center to see if room available for October 25th date and report at next meeting.
10. The next meeting was scheduled for Tuesday, July 19th at 6:00 pm.
11. There being no further business Ted Michalik moved to adjourn, Bob Graves voiced a second and **motion was approved** by unanimous vote at 7:00 pm.

Onzelle (Zellie) Stewart
Secretary