

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 19, 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 June 28, 2022 Board meeting were approved by email voting on 07/06/22.

Treasurer's report by Ted Michalik: (1) The monthly report appears to show us under budget and The Year-to-Date (YTD) report shows we are on budget for the year. (2) Ted Michalik and Clayton Rock checked the water meter the morning of July 7, 2022 and confirmed that Spring Arbor Condominiums does not have any service leaks. During the 20 minutes they watched, the meter did not budge except for three short intervals when it went up by a gallon or two, probably due to toilet flushes. It was decided that another check will most likely be performed again in the fall and probably in the future schedule quarterly or bi-annually.

1. A-1 Concrete Leveling job for lifting the concrete patio floor and steps and caulking the crack where the concrete broke at 3806 Spring Arbor Drive, was completed 7/15/2022.
2. A-1 Concrete Leveling job to lift and level the concrete sections of the entrance walkway at 13613 Arbor Crest Circle was completed 7/15/2022.
3. Barry Sumner and Steve Roling reported that they have compiled a list for some tree trimming that needs to be done. They will get with Ted Michalik regarding budget for this and get arborists in to review and submit bids. There is a dead branch in sycamore tree at Ted Champion's and mainly those trees over roofs.
4. Amber Gabbard verified there were no laws under state condo laws prohibiting window air conditioners and it would be needed to be stated in Spring Arbor by-laws to prohibit. Both Bob Graves and Bea Jones reviewed most current Rules and Regulations dated 9/17/2019 and stated that under Section 2 a: No fence, awning, canopy, patio enclosure, storm window, storm door, shutter, decorative wall hanging or new or replacement lighting fixture may be affixed to the exterior of any unit or placed upon any Common or Limited Common Area without the prior written approval of the Board of Directors. And 2 g: No solar panels or skylights may be installed or other changes made to the existing roof of a Unit without the prior written approval of the Board of Directors. It was determined by the board that a window air conditioner may fall under this section but may need to vote to add the prohibition of window air conditioning units under the Rules and Regulations. It was also discussed that there are other internal cooling unit options available that do not obstruct or can be seen. It was determined that Clayton Rock needs to send a written letter to homeowner to address this.
5. The Spring Arbor Condominiums will have its Annual Meeting of homeowners on October 25, 2022 at 6:00 pm. Bea Jones checked with both the Grace Evangelical Church and Berrytown Recreational Center to see if either was available for that date and reported that both were. By consensus, it was decided to have the meeting at Grace Evangelical Church with the Annual Board Meeting scheduled for 6:00 pm and the Annual Meeting for 6:30. There will be three board seats to fill as the terms of Bob Graves, Ted Michalik and Clayton Rock will expire. Bea Jones will head the Nomination Committee and will be looking to recruit 2 additional committee members. Both Clayton Rock and Ted Michalik would like to retain their seats on the board. Bob Graves will be retiring from the board. Nominations will also be accepted from the floor.
6. Amber Gabbard reported that Waste Management indicated that they would be picking up recycle bins from homeowners and she is trying to verify a date of when they plan to do this. It

was also noted that they will not be requiring everyone to have one of their 95-gallon garbage bins but if a homeowner would like one, they will need to call Waste Management and request.

7. Barry Sumner reported that flower beds were sprayed for weeds and that on 7/20/2022, Tru Green would be spraying bushes for bugs. Lawns will be sprayed for weeds on 7/22/2022. Another bush trimming will be scheduled for October. He also reported that the vent for the Barker residence is finally in and is scheduled to be installed on 7/20/2022.
8. Bea Jones reported that 8 women attended Lunch bunch in July at Captain's Quarters, including a gentleman for the first time. She will be scheduling a lunch for the second Friday in August and location to be announced.
9. The next meeting was scheduled for Tuesday, August 23, 2022 at 6:00 pm.
10. There being no further business Ted Michalik moved to adjourn, Bea Jones voiced a second and **motion was approved** by unanimous vote at 6:53 pm.

Onzelle (Zellie) Stewart
Secretary