

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 23, 2022

The meeting of the Board of Directors was called to order at 6:07 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 Barry Sumner and Amber Gabbard of Mulloy Properties.

The minutes of the 07/19/2022 Board meeting were approved by email voting on 07/23/2022.

Onzelle "Zellie" Stewart presented via Zoom video her signed copy of the Ethics and Conduct Codes for Board Members which will be filed with the meeting minutes of this date.

Treasurer's report by Ted Michalik: (1) The monthly report appears to show us over budget by \$965. Big expenses were mailbox concrete resurfacing, a sidewalk lifting and a patio lifting. The Year-to-Date (YTD) report shows we are over budget \$1,556 for the year mainly due to repairs at 13618 Arbor Crest Circle. (2) There is a CD maturing 8/24/2022 at Republic Bank for \$161,000. We can renew at 1 year at 1% APY or for 3 years at 2% APY. Bob Graves motioned to renew at the 1 year rate and Bea Jones seconded. **Motion was approved** by unanimous vote. Ted also noted that we had received the water bill for June/July and it was lowest amount of water used that we have ever seen for this period.

1. Bea Jones reported on the Annual Meeting and Nomination Committee. It was noted that each candidate will be asked to provide a brief bio. The meeting will be held on Tuesday, October 25, 2022 at Grace Evangelical Free Church, 13060 Factory Lane with Board Meeting at 6:00 pm and Annual Meeting at 6:30 pm. Amber Gabbard will send Meeting Notice 10 days prior to the meeting to Spring Arbor Condominium owners with names of nominees along with a Proxy vote ballot.
2. Joyce Bowman, 13515 Arbor Crest Circle, requested approval to install a storm door at her front entrance. An Architectural Improvement Application form was completed and the door has been installed.
3. Barry Sumner reported on 7/30/2022:
 - a. The vent at 13316 Arbor Crest circle has been replaced
 - b. All concrete work has been completed
 - c. Spring Arbor bushes and landscaping sprayed for bugs and lawns for weed control
4. Barry Sumner shared with the Board by email on 8/03/2022 an estimate from Eclipse Roofing & Restoration to repair multiple trim repair issues at 3820, 3822 and 3826 Spring Arbor Drive at a cost of \$1,636.33. Barry Sumner stated that he can do the repairs for about half the cost. Bob Graves motioned that Barry Sumner do the repairs at a cost of approximately \$800; Ted Michalik voiced a second and the **Motion was approved** unanimously.
5. Barry Sumner asked about contracting repairs with someone who does not have Liability insurance and the consensus of the Board was not to do so.
6. Barry Sumner reported there was a plumbing issue at 3808 Spring Arbor Drive (Hay unit). After a professional investigated sewer lines with a camera 50 feet both ways, it was determined that the problem was limited to deterioration of the bathtub drain which the homeowner will remedy.
7. Barry Sumner reported that there may be another vent issue at 3832 Spring Arbor Drive; Minnie Anderson unit. Amber Gabbard will request Eclipse Roofing & Restoration come out to review and give an estimate for repair. Barry Sumner will meet with contractor.
8. Barry Sumner and Steve Roling will meet with arborist on Friday, August 26th to get estimate for tree trimming on property. The budget for this work is \$3,200.

9. Clayton Rock forwarded by email on 08/23/2022 information from Phil Hysell about recycling. His information was duly noted and the Board determined not to reconsider the decision to discontinue recycle pickups due to increased cost and low resident participation. One of the closest, free drop-off locations is at 9200 Whipps Mill Road which runs alongside E.P. Tom Sawyer Park. Others may be seen at www.LouisvilleKY.Gov.Recycle Map.
10. Bob Graves recommended that Brenda Hughes place a reminder in an upcoming newsletter for residents and visitors to heed posted speed limit.
11. Bob Graves moved that Spring Arbor Rules and Regulations, page 2, paragraph 2 a. be amended following “No fence, awning, canopy, patio enclosure, storm window, storm door, shutter, decorative wall hanging or new or replacement lighting fixture” by adding “**,or window air conditioner or other window protrusions**” may be affixed to the exterior of any unit...” Ted Michalik voiced a second and the **motion was approved** by unanimous vote.
12. Bob Graves announced that a social gathering of homeowners will be held in the cul-de-sac of his unit, 13631 Arbor Crest Circle, on Sunday, September 18th at 4:00 pm Attendees are requested to bring a culinary dish, a chair and their own drinks.
13. The next meeting was scheduled for Tuesday, September 27, 2022 at 6:00 pm via Zoom conferencing.
14. There being no further business Bea Jones moved to adjourn, Bob Graves voiced a second and **motion was approved** by unanimous vote at 7:13 pm.

Onzelle (Zellie) Stewart
Secretary