

SPRING ARBOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 27, 2022

The meeting of the Board of Directors was called to order at 6:03 p.m. by the president, Clayton Rock. Board members present via Zoom were Bea Jones, Ted Michalik, Clayton Rock, Bob Graves and Onzelle “Zellie” Stewart. Also present were Barry Sumner, Steve Roling, Brenda Hughes and Amber Gabbard of Mulloy Properties.

The minutes of the 08/23/2022 Board meeting were approved by email voting on 08/26/2022.

1. Report by Clayton Rock: The board held a called meeting on Monday, September 19, at 3:30 pm via Zoom to consider insurance coverage for 9/20/2022-9/19/2023 with Bob Graves, Ted Michalik and Zellie Stewart present. Bea Jones was on the road and tried but was unable to join the meeting. Three proposals for insurance coverage from three different companies were presented by Shepherd Insurance and Ted Michalik presented a proposal from a fourth company. Of the four proposals, the Board deemed the proposal from LIO Insurance Company, with a yearly premium of \$50,733, to be the best choice along with an Umbrella policy and a Directors and Officers policy from USLI at an annual premium of \$2,341.00 plus taxes and fees. The next lowest proposal of a comparable policy called for a \$63,700.86 annual premium. Ted Michalik moved to authorize Shepherd Insurance to bind coverage for the 09/20/22-9/19/23 policy year with LIO Insurance as proposed and to include the proposed Umbrella and Directors and Officers policies; Onzelle “Zellie” Stewart voiced a second and the **Motion was approved unanimously**. Due to there being a change of companies providing the insurance for Spring Arbor Condominiums, an informal notice will be sent to the homeowner(s) of each unit. Amber Gabbard was requested to send out a copy of current Workers’ Compensation policy to Board members.
2. Treasurer’s report by Ted Michalik: (1) The monthly report shows us over budget by \$5,583. Three main items attributed to this. Water bill was not actually over because the budget did not account for the difference in summer and winter usage and Ted will correct in next year’s budget. Payment for trash pickup was not really high as it included bills for previous months. Building maintenance was higher due to several repairs for wood rot. (2) The Year-To-Date (YTD) report shows we are over budget \$5,927 for the year mainly due to repairs at 13618 Arbor Crest Circle, other building repairs and wood rot repairs.
3. Rules and Regulations amendment: Below is current wording.
 1. The installation, maintenance and damage repair costs associated with any items of Section 2. Exterior Attachments and Improvements, as well as structural changes to the interior of the Unit, are the sole responsibility of the individual Unit Owner. This responsibility will pass on to subsequent Owners of that property. The Association assumes no responsibility for these items. This provision applies to existing as well as future installations.

k. The installation, maintenance and repair costs associated with all items listed in this section, as well as structural changes to the interior of the Unit, are the sole responsibility of the individual Unit Owner. This responsibility will pass on to subsequent Owners of that property. The Association assumes no responsibility for these items. This provision applies to existing as well as future installations.

It is proposed that Section 2, l & k be combined in rewritten form as follows:

k. Installation, maintenance and repair costs associated with any added exterior attachment or improvement listed in this Section 2. Are the responsibility of the individual Unit Owner and such responsibility will pass on to subsequent Owners of that property. The Association assumes no responsibility for these added items. This provision applies to existing as well as future additions.

Bob Graves moved to approve the proposed amendment; Bea Jones voiced a second and the **Motion was approved unanimously.**

4. Bea Jones gave the Nominations Committee report. Each candidate was asked to provide a brief biography. The election of the Board members will be held during the Annual Meeting from 6:00-8:00 pm on Tuesday, October 25, 2022 at Grace Evangelical Church, 13060 Factory Lane. Amber Gabbard will mail a Meeting Notice at least 10 days prior to the meeting to all Spring Arbor Condominium owners. The Board will meet via Zoom prior to the annual Meeting at 4:00 pm on Tuesday, October 25, 2022.
5. Barry Sumner reported that 21 trees were trimmed on September 1, mostly limbs touching roofs and low hanging limbs that trucks were hitting at cost of \$2,000. He also repaired the circular attic vent at 3832 Spring Arbor Drive (Anderson unit), which had some rotted frame. All wood rot cut out and replaced with rot resistant material at cost of \$600.
Barry Sumner presented a proposal by TruGreen to do the Landscape treatments for 2 years - 2023-24, at a cost of \$7,537.00. Bea Jones moved that the proposed contract be approved; Ted Michalik voiced a second and the **Motion was approved unanimously.** The current contract with Greenscapes is continuous through 2023.
6. Barry Sumner notified the Board on September 22, 2022, that he felt it was time for him to resign, effective at the end of December 2022 from doing maintenance in Spring Arbor. All present expressed their gratitude and appreciation to Barry Sumner for his many years of devoted service in maintaining the landscaping, soundness and pleasing exterior appearance of the Spring Arbor units.
7. Steve Roling expressed an interest in continuing to assist with maintenance for Spring Arbor and Clayton Rock will discuss details with Steve and present to Board at next meeting.
8. Steve Roling presented proposed 2023 budget information for landscape and building maintenance. It was noted that all Unit Owners be reminded to be diligent and report any exterior issues at their units to Amber Gabbard of Mulloy Properties.

9. Bea Jones reported that the Lunch Bunch will be meeting at Gander on Friday, October 14th. Brenda Hughes will send out reminder with time.
10. The next meeting of the Board will be on Tuesday, October 25, 2023 at 4:00 pm via Zoom.
11. There being no further business, Bea Jones moved to adjourn, Ted Michalik voiced a second and **motion was approved unanimously** at 7:30 pm.

Onzelle (Zellie) Stewart
Secretary