

SPRING ARBOR CONDOMINIUM ASSOCIATION
ANNUAL MEETING
October 25, 2022

Homeowners Sign In

A representative attending from each unit was requested to sign the attendance sheet. They then turned in their ballot or received a ballot to elect the three open positions to the Board of Directors. Proxies had been sent out earlier to all homeowners so that absentee members could vote and were noted on the sign in sheets.

Call to Order

Board President, Clayton Rock, called the meeting to order at 6:07 pm at Grace Evangelical Church on Factory Lane. He stated that a quorum had been met for the meeting. He noted that he would begin the meeting with introductions of the Board members and any new residents.

Business Meeting

Ted Michalik, Treasurer, was introduced and he gave brief biography about himself. He then gave a budgetary report for the 2023 year. He noted that there will probably be a maintenance fee rate increase this year noting that insurance costs went up around 48% over last year along with additional costs for wood rot, increases in other contracts for landscape, etc.

Bob Graves was introduced as outgoing Vice President. Onzelle “Zellie” Stewart was introduced as Secretary and it was noted that she was elected by board in April after the resignation of Chuck Hughes to complete his 3 year term. Bea Jones was introduced as the Social Chairman. Brenda Hughes, who was not in attendance, was introduced as the author of our newsletters that keep our residents informed of items of interest going on in the community.

Amber Gabbard of Mulloy Properties, was not in attendance as she had a previous commitment. She keeps the official books, attends all the Board meetings and does management reports on a monthly basis. She is the main contact for residents who need to report any issues with the outside of their units. Clayton noted that the Architectural Improvement form needs to be filled out and sent in to Amber if any outside changes want to be made at resident units.

Barry Sumner, Maintenance and Landscaping, gave report on the different contracts with TruGreen, Greenscapes and other contractors used. He noted that leaf removal would be November 9th with final removal either the end of November or first of December with gutter cleaning to follow. He stated he would be retiring at the end of 2022 and that Steve Roling would be taking his place. Clayton Rock thanked Barry and a round of applause was given for his hard work and commitment to the Spring Arbor community over the years.

Minutes of the last Annual Meeting of October 19, 2021 have been approved by the Board. No questions or corrections were voiced and a motion was made by Ted Champion to approve the

minutes. Bill Schneider seconded the motion. **Motion was approved by residents unanimously.**

Bea Jones, Nominations Committee Chairman, thanked Clayton Rock for stepping up to be President when Chuck Hughes had to resign due to health problems back in April and Ted Michalik for his assistance. She noted that there are three open positions to be voted on. Bob Graves is resigning at the end of his term. Clayton Rock and Ted Michalik both indicated they would like to be voted to stay on the Board for another 3 year term. The Nominating Committee of Bea Jones, Kent Stump and Brenda Hughes nominated two additional candidates with their permission. Bonnye Wintergerst and Jeff Grammer. Bios of each candidate were sent out with the proxy.

Bea Jones asked if there were any additional nominations from the floor. After no response, Steve Roling motioned that nominations be closed and Charlie Brown seconded the motion. **Motion was approved by residents unanimously.**

Bea Jones collected additional ballots and she, Bob Graves and Kent Stump tallied the votes.

Clayton Rock then gave brief mention of the Rules and Regulation and other documents that are all available to residents on the website, springarbor.info.

Clayton Rock then opened the floor to any questions or discussions.

Rita Willis asked if the Board had monthly meetings that were open to residents to attend. Clayton responded that anyone can attend and would need to contact Ted Michalik as at this time all meetings are held on Zoom conference and they would need to get the information to join the meeting. He noted that possibly in January the Board would start meeting in open locations.

Bonnye Wintergerst had an insurance question regarding what would the Spring Arbor coverage pay if a fourplex would burn down. He replied that the exterior building structure is covered at Replacement Cost and all debris, damage would be cleaned up and replaced. Interior and personal belongings should be insured by each individual homeowner along with Personal Liability. It was also asked who would pay if a neighbors unit caught on fire and smoke or other damage would result. Zellie Stewart responded that it would be the Liability insurance of the homeowner who owned unit where fire started.

Barbara Hay asked about a replacement of the light bulbs that were installed in all of the units. Barry Sumner stated that it was a one-time purchase by the board and unit owner was responsible to replace. She noted that when bulbs were installed at her resident, they took her brand new bulbs and she did not feel she should have to replace. Barry Sumner noted that he had some extra bulbs on hand and would bring her one.

Bea Jones reported that after the vote count, Clayton Rock and Ted Michalik were both voted in for another 3 year term. There was a tie between Jeff Grammer and Bonnye Wintergerst and a tie breaker will have to take place. After discussion, it was determined that a new ballot would need to be put together with the two names and Clayton would get Amber Gabbard to mail with letter to all residents. The letter will give a date of when the ballot must be returned and who

residents may return the ballot to; either Board members or Nominating Committee. It was noted that the ballots must include resident name and address and only one vote per unit.

After no further questions or discussions, Kent Stump moved to adjourn the meeting and Barry Sumner voiced a second. Motion was approved unanimously and meeting adjourned at 7:00 pm.

Onzelle (Zellie) Stewart
Secretary