

## Spencer's Crest Condo Association

Board of Directors Meeting

January 18, 2018

In Attendance: Rhonda Carlson, Chris Provorse, Don Johnson, Marlene Edgar and Candy Lindsey

Absent: Alice Schawo

CAM: Pat Bess & Kim Broswell

The meeting was called to order at 5:35 PM by Chris.

The November 16, 2017 and December 7, 2017 board meeting minutes were distributed and reviewed. Rhonda motioned to approve the minutes as presented. Chris seconded. All in favor.

**Collections:** Reviewed by board.

**Call Log:** There was discussion about two requests for payment/reimbursement for frozen water meters at 3800-5 and 1115-2. It was decided that the water meters belong to the City of Columbia, therefore, they are not the responsibility of the association, nor the homeowner. Homeowners will not be reimbursed by the Association and will be advised to contact the City of Columbia.

**Maintenance Report:**

- Playground Equipment – new tarp has been ordered and will be installed in the Spring.

**ACC Approvals:** None

**Treasurer's Report:**

- The October 31, 2017, November 30, 2017 and December 31, 2017 financials reports were reviewed. Marlene motioned to approve the reports as presented. Rhonda seconded. All in favor.
- CD Maturing – Chris motioned to renew the CD that is maturing 1/21/2018 at Bank of Missouri for an additional term of 10 months at 1.3%. Marlene seconded. All in favor.
- 2017 Net Income: There was discussion about how the \$1500.00 in net income that resulted after the December 31, 2017 year-end closure. Marlene motioned to transfer \$1,500 net income to the Operating Reserve. Rhonda seconded. All in favor.

**Old Business:**

- 3800-205 AC: All repairs have been completed at no expense to the Association.
- MiddleOak Insurance
  - Inspection Findings: None
  - The policy was cancelled and immediately renewed to get it on a fiscal year schedule to assist in future budgeting.

**New Business:**

- HOA-Express Website: CAM recommended that the Board review websites through this hosting service for future discussion.
- Fire Sprinkler Inspections: Columbia Landcare is honoring their inspection prices from the previous year. They are requesting to conduct the inspections on Saturday, February 17, 2018. The Board agreed to move forward.
- Homeowner Concerns Submitted to CAM for Consideration:
  - Fencing around playground and basketball court: this topic has been discussed in the past and has proven to be cost-prohibitive.
  - Toddler sized play equipment: No action taken.
  - Lawn Care:
    - Would like to see grass cut shorter each time: this was discussed with the lawn care company, and it has been determined that the length of the grass upon being cut directly affects the overall health of the grass, and that cutting it too short will lead to diseased and dying grass.
    - Not permitting mower/blowers after 6:30 PM: CAM to discuss with lawn care company. They did explain that they start mowing at Spencer's Crest after the lunch hour to allow the grass time to dry out from the morning sprinklers.
  - Post Speed Limit Signs in the Driveways: This topic will be included in an upcoming newsletter.

- Dryer Vents & Plumbing Vent on Ends of Buildings: These vents are the responsibility of the individual homeowners, however, the Board obtained two cost estimates to clean the vents and install vent covers to prevent birds from nesting in the vents. Contract information, as well as a range of prices, will be included in an upcoming newsletter for homeowners to contact for the service.

Marlene motioned to adjourn at 6:52 PM. Rhonda seconded. All in favor.