

Spencer's Crest Condo Association

Board of Directors Meeting

February 15, 2018

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

Absent: N/A

CAM: Pat Bess & Kim Broswell

The meeting was called to order at 5:29 PM by Chris.

The January 18, 2018 board meeting minutes were distributed and reviewed. Rhonda motioned to approve the minutes as presented. Marlene seconded. All in favor.

Collections: Reviewed by Board. There was a discussion about the process of foreclosing on a unit for unpaid association assessments. CAM is awaiting a response from the attorney as to the feasibility of foreclosing on a lien and what steps are involved in that process.

Call Log: Reviewed by Board.

Maintenance Report:

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

ACC Approvals: None

Treasurer's Report:

- The January 31, 2018 financials were distributed and reviewed. Approval was tabled to the March meeting.

Old Business:

- HOA-Express Website: Board members reviewed sample websites. There was discussion about updating the content of the current site, and some of the functionality of the HOA-Express website versus the current site. The topic was tabled for further discussion at the next board meeting.
- Fire Sprinkler Inspections: Scheduled for Saturday, February 17, 2018. Notice has been sent to homeowners.
- 1115-208 Inspection Follow-Up: The owner reported some cracks in the walls inside the unit. Kas Carlson from C&C Construction and CAM visited the unit. The cracking is not attributable to building movement and repairs are the responsibility of the homeowner.
- 2018 Census Forms: CAM reported that census form response has been better than previous years. Rhonda motioned to assess the stated fine against all homeowners that have not returned the form as of February 15, 2018. Alice seconded. All in favor.

New Business:

- Spring Preventative Maintenance Newsletter: The list of topics will be finalized at the March meeting.
- Garage Sale(s): The board decided to hold two garage sales in 2018, in conjunction with Vanderveen. The dates are June 2 and September 29.
- Snow Removal: There was discussion about the snow removal performed by Grizzly Bear Lawn Care during the recent ice event. There was mixed feedback as to how the sidewalks were handled and areas in front of North facing garage buildings.

Marlene motioned to adjourn at 6:27 PM. Rhonda seconded. All in favor.