

Spencer's Crest Condominium Association

Board of Directors Meeting Minutes

March 20, 2014

In attendance: Chris Provorse, Marlene Edgar, Matt Wilp, Ed Robinson, Barb Seabolt and Don Johnson

Absent: Rhonda Carlson

CAM: Kim Broswell and Pat Bess

Meeting called to order at 6:00 PM by Chris.

Marvalee Alinder, Joe Sullivan and Daryl Saunders attended the meeting as a group of concerned homeowners.

- They provided positive feedback about common area usage since the basketball goals have been removed.
- Joe Sullivan expressed concern about damage to concrete from snow removal and salt. CAM explained that the damaged curbs, namely in the 1100 area will be repaired by the contractor.
- The group provided a list of ideas they have brainstormed to better protect the property by ways of maintenance and security. The board will review the list and provide feedback to the homeowners.

Guests left meeting at 6:20 PM.

The February 20, 2014 meeting minutes were distributed and reviewed. Matt motioned to accept the minutes as presented. Marlene second. All in favor.

Managers Report:

- a. Collections: reviewed by board.
- b. Call Log: reviewed by the board.

Treasurer's Report:

- Marlene motioned to accept the December 2013, January 2014 and February 2014 financials. Matt second. All in favor.

Old Business:

- a. FHA Recertification Update: Rhonda has continued to call Claire McCaskill's office with no returned phone call. She plans to continue efforts to follow up with the her office.
- b. Concrete Discussion: Pat talked with Kas Carlson to review the concrete replacements and patching that were completed in 2013 and to assess potential replacements for 2014. CAM plans to walk the property with Kas Carlson in April.
 - Discussion about the harsh winters and salt usage.
 - The snow removal contractor will be replacing curbs that are damaged/broken.

New Business:

- a. Parking Stickers & Parking Rules: Rhonda forwarded some parking rule information, and from that information, a lengthy discussion took place.
 - Biggest parking violations are a result of residents not using their garages as their primary parking as required by the Declarations.
 - Matt motioned to have CAM send a letter to all owners and "Current Residents" detailing the parking rules and regulations. The letter will state the June 1 deadline for those who are not parking in their garages currently. Violators will be subject to a hearing and possible fine (maximum of \$200 per week). Marlene second. All in favor.

- b. Pool Card Access Policy: With the implementation of the card access system, the board set the following policies related to pool access.
1. Each condo owner will be issued only one key.
 2. The first key will be provided to a homeowner at the expense of the Association.
 3. Replacement cards will be \$50.
 4. Card access will be denied to both the pool area and restroom for those homeowners that are 30 days delinquent.
 5. Pool privileges can be revoked as a disciplinary action.
 6. Owners will be required to sign off that they have received a copy of the common area rules.
 7. Pool will open Memorial Day weekend.

There was discussion about how to distribute the access cards. It was determined that board members would hold two times in the shelter area for homeowners to pick up access cards prior to the pool opening for the season. Those times are as follows:

Saturday May 10: 10AM-1:00 PM

Wednesday May 14: 4:30 PM-6:30 PM

- c. The board reviewed the list of suggestions provided by the guests at the beginning of the meeting:
1. Holes in grills on the common area: Can they be repaired or do they need to be replaced? CAM to investigate
 2. Trash pickup: With the harsh winter and recent heavy winds, trash has blown around/onto the property. CAM to have trash picked up behind 1100-100-400 garage buildings. The board did decided not to hire maintenance to do regular/weekly pick up of loose trash throughout the property. The board and CAM will monitor and re-visit the issue should further action be necessary. It was discussed that the association may participate next year in Clean Up Columbia to encourage residents to become more involved.
 3. The group inquired about the board's opinion on homeowners installing cameras, perhaps at their own costs to cover the breezeways and garage/parking areas. The board did not feel this was necessary and no action was taken.
 4. Bids for installing fencing around the common areas (pool, basketball courts and/or playground) and/or perimeter of the units to deter trespassers from walking through the property. – The board determined that this would be cost prohibitive, as well as unattractive around the main common areas.
 5. Rules & Regulations – The document will be updated to include that alcohol is prohibited in the pool area, and the pool access card rules as determined earlier. The document will also include that propping the pool gate open is prohibited.

Matt motioned to adjourn meeting at 8:20 PM. Barb second. All in favor.