

Spencer's Crest Condominium Association

Board of Directors Meeting Minutes

April 16, 2015

In attendance: Matt Wilp, Ed Robinson, Chris Provorse, Marlene Edgar, Rhonda Carlson and Don Johnson

Absent: Maryke Kelley

CAM: Kim Broswell and Brandi Smith

The meeting was called to order at 5:57 pm by Chris Provorse.

- I. The February 19, 2015 minutes were reviewed by the Board. Rhonda motioned to accept. Matt second, all in favor.
- II. Manager's Report
 - a. Call Log: Reviewed by the Board. Rhonda motioned to accept. Marlene second. All in favor.
 - b. Maintenance Report:
 - i. Pool Liner: should be delivered any day and then it will be installed.
 - ii. Concrete: Pat and Kas Carlson will do a walkthrough to discuss and evaluate the work that is needed.
 - c. ACC Approvals
 - i. 1100-108: screen door to balcony
 - ii. 1100-301 enclose patio with screen
 - iii. 3800-906: new garage door
- III. Officer's Report
 - a. Treasurer's Report:
 - i. The February and March 2015 financial statements were reviewed by the Board. Marlene motioned to accept as presented. Rhonda second. All in favor.

Ed Robinson did a walkthrough the week of the meeting. He brought a list of his observations, and Chris suggested that the Board coordinate a date with CAM in the upcoming weeks for an official walk-through of the property.

- IV. Old Business
 - a. FHA Application Update: FHA has requested an attorney letter stating that the land lease for Spencer's Crest is in compliance with the requirements of the FHA. Rhonda has requested the letter from Counsel, however, she has not yet received it.
- V. New Business:
 - a. Basketball Court: there have not been any more complaints about trespassers. No action taken.
 - b. The Spring Garage sale will be on Saturday, May 16.
 - c. Dumpster Camera Quote: CAM obtained a quote from Alarm Communication Company for a camera system on the 1115 dumpster of \$1,385 + the monthly DSL fee. The camera would require another DSL connection, or, a 32G SD card could be used – but it would only store a ~week's worth of footage before it taped over. There was discussion on whether or not this camera could capture license plates. CAM is to work with ACC to look in to cameras that are high enough quality to capture plates. The board came to consensus that a sign of some sort stating "You are being recorded" should be posted once a camera was installed.
 - d. About 20 units/year are sold in Spencer's Crest. Chris brought an idea to the board of assessing new owners a small, one-time fee that would go in to a reserve account to be used for purchasing community-enhancing items; picnic tables, common area grill, etc. Chris plans to explore further now that the board is interested in the possibility of a New Owner Improvement Fee.
 - e. CAM is to send out a newsletter with info on the pool opening, garage sale and insurance coverage for assessments.

Rhonda motioned to adjourn at 7:10pm. Marlene second. All in favor.