

**Spencer's Crest Condominium Association**  
Board of Directors' Meeting Minutes  
April 17, 2014

In attendance: Chris Provorse, Barb Seabolt, Ed Robinson, Marlene Edgar, Rhonda Carlson, Matt Wilp

Absent: Don Johnson

CAM: Pat Bess & Kim Broswell

The meeting was called to order at 6:03 PM by Chris Provorse.

Courtney & Brandon Blackwell (1115-504) came to address the board of directors regarding the unapproved placement of their satellite dish. Their previous dish was installed toward the front of the building behind a bush, but the bush has grown enough that the dish couldn't be installed in the same location. They made a decision when the installers were there to install the dish on the hillside behind the building (between the garage building and condo building). The board and homeowners agreed to table the topic until the May board meeting so the board members could have the opportunity to view the dish personally before making a decision.

The March 20, 2014 meeting minutes were distributed and reviewed. Matt motioned to accept as presented. Marlene 2nd. All in favor.

Manager's Report:

Collection: Reviewed by the Board

Call Log: Reviewed by the Board

Maintenance Report: Concrete Review / Inspection: Pat met with Kas Carlson to review the concrete throughout the property. The most pressing areas were determined to be 1115-8 and 1100-4 for an estimated total of \$24,240. CAM to get a bid to add the area at the 1115-1/2 buildings. CAM to get an additional bid for the board to review.

Pat reported a large water leak 1115-1 building discovered the morning of the meeting. It was bubbling out of the parking lot. The City of Columbia found the water meter at the 1115-2 building was rusted out on the City side of the water meter.

Walk Through: Pat and Chris conducted a walk-through of the property to evaluate the maintenance needed. After discussion, it was determined that all items fell in the category of general/regular maintenance. CAM to have remaining metal edging removed and replace broken/missing splash blocks. Signs at the dumpsters are on order due to fading. CAM to address resident concerns/violations as noted on the list. CAM to have handrails addressed as needed.

Officer's Report:

The March 2014 financial statements were distributed and reviewed. Marlene motioned to approve. Rhonda 2nd. All in favor.

Repaying Operating Reserve: Chris inquired about a plan to reimburse the operating reserve. Marlene motioned to transfer \$4000 back to the operating reserve. Matt 2nd. All in favor.

Old Business:

FHA Recertification Update: Rhonda forwarded a letter received from Senator McCaskill and HUD, as well as a response received from attorney Dan Simon after reviewing the letters. Dan Simon agrees that we are not in violation of the HUD requirements listed in the letter. Since the letter was received, Rhonda met with a representative from Senator McCaskill's office. She has followed up in writing with no response to date.

There was lengthy discussion about drafting a letter and/or postcard to distribute to homeowner to forward to McCaskill's office regarding the FHA financing. It was agreed that an email communication with a link to a letter (or via attachment) could be placed on the website for people to download and send. A newsletter will be sent in May with a postcard included that could be sent on. CAM to work with Rhonda on wording for homeowners to send. Include representatives' names and contact information.

There was a request for the board of directors to obtain a bid on perimeter property fencing. A bid was obtained for \$98,000. This would require a special assessment of nearly \$500/unit. No further action will be taken on this.

Matt motioned to adjourn at 8:25 PM. Rhonda 2nd. All in favor.