

Spencer's Crest Condo Association

Board of Directors Meeting

April 19, 2018

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

Absent: NA

CAM: Pat Bess & Kim Broswell

The meeting was called to order at 5:26 PM by Chris.

Kas Carlson with C&C Construction attend the meeting to explain the layout and connection of water and sewer lines at Spencer's Crest.

Sewer: Kas explained that the sewer lines for each unit connect directly to the main for each building, therefore, a stoppage in the main would back-up into multiple units. A back-up into only one unit would be caused by something in the sewer line that services only that unit.

Water Lines: It was explained that each meter pit in the lawn has two individual water meters located inside. The water lines run directly from the individual meter to the corresponding unit, therefore there are not water lines that are shared by two or more unit owners.

After discussion about how the sewer and water lines connect, the board discussed how that information relates to a request from Candy for reimbursement of a plumbing bill related to her frozen meter. Rhonda motioned to deny reimbursement based on the meter being City property and the pit being ajar. Don seconded. 5 in favor. 1 abstention. Motion carried.

The March 15, 2018 board meeting minutes were distributed and reviewed. Marlene motioned to approve the minutes as presented. Chris seconded. All in favor.

Collections: Reviewed by Board.

Call Log: Reviewed by Board.

Maintenance Report:

- Playground Equipment/Maintenance – new tarps have been installed. They had no findings when the equipment was inspected.
- Brick Sealing – pending weather.

ACC Approvals: 3800-903 – approved require to have porch screened by Koonse Glass.

Treasurer's Report:

- Marlene motioned to approve the March 31, 2018 financial reports as presented. Chris seconded. All in favor.
- Additional Banking Relationship: The association has reached the maximum FDIC insured funds at Bank of Missouri. CAM to shop CD rates for review.

Old Business:

- 1115-202: Homeowner request to add shrubs at Northeast corner.
 - CAM to price stump removal from removed shrubs & recommend a replacement for the specific areas that is conducive to growing in the areas.
 - This will also be evaluated during the walk-throughs.
- Walk Through Dates:
 - 1115 Section – 4/24 @ 9 AM / 3800 Section – 4/30 @ 9 AM and 1100 Section – 5/7 @ 9 AM

New Business:

- Spring Clean Up Dumpster Rental: Chris suggested renting a construction dumpster the weekend of the garage sale for people to spring clean or clean up after the sale. After discussion, Rhonda motioned to have dumpsters on the property the weekend of 5/29-30 - 6/11-12. Marlene seconded. All in favor.

With no further business, Marlene motioned to adjourn at 6:50 PM. Alice seconded. All in favor.