

Spencer's Crest Condominium Association

Board of Directors' Meeting Minutes

May 15, 2014

In attendance: Chris Provorse, Barb Seabolt, Don Johnson, Marlene Edgar, Rhonda Carlson, Matt Wilp

Absent: Ed Robinson

CAM: Pat Bess & Brandi Smith

The meeting was called to order at 5:59 PM by Chris Provorse.

- I. Discussion about Satellite installation placement for Courtney & Brandon Blackwell (1115-503). Where CAM and board had approved for the dish to be placed, there was no signal found. Rhonda suggested placing it behind the garage building where it was hidden – OR to re-try the original approved spot. Chris motioned to have the approved spot re-assessed as changes have been made that may improve signal (i.e., trimming of the hedges.) IF the approved spot still has no signal, CAM/ the Board will have to give an alternate approved spot. (Approximately 5 feet back from the center of the garage – CAM to get exact approved spot as Option 2.) Matt second. All in favor.
- II. The Meeting Minutes from April 17, 2014 were distributed and reviewed by the board. Barb motioned to approve. Chris second. All in favor.
- III. Manager's Report:
 - a. Collections: Reviewed by Board
 - b. Call Log: Discussion about individuals with displeased feelings on newly enforced Parking rules. As discussion went on, the topic of enforcing owners with one car who are handicapped came up. Chris motioned that garage parking rules are not enforced on Handicapped spots if that is the owner's only car or the handicapped tagged car is the one not being parked in the garage. Matt second. All in favor.
 - c. Maintenance Report: CAM since the last meeting has done a walk-through and sent out letters to owners as needed.

Concrete: Pat and Kas Carlson inspected areas in need of concrete work/ replacement. C&C's bid was for the amount of \$32,220 and the Second bid placed by Gaines Landscaping was for the amount of \$30,000. Discussion was had about what was included in Kas' bid as well as doing some tarring which was not included in the C&C bid. Chris motioned to accept C&C's bid and to start immediately. CAM to try to make sure \$30,000 is not exceeded. Matt second. All in favor.

Brief discussion was had about Gaines employees who appeared to be under 18. Owner was asked and all workers are of legal working age (18+).

Discussion about a breezeway wall at 1100-3 building that appears to be bowing. CAM had it looked at and Gary Pauley of Pauley Construction does not think it is worrisome. No motion made. CAM is to keep an eye on the specific area.

Splash blocks: CAM is fixing them now.
- IV. Officer's Report:
 - a. Treasurer's Report:

Transfer of \$4,000 approved in April 17, 2014 meeting to Operating Reserve has not been done yet. CAM is to do that immediately & for next meeting.

 - i. Marlene motioned to accept financial reports as presented. Don second. All in favor.
- V. Old Business:
 - a. FHA Recertification Update:

Rhonda has still not received a response from Senator McCaskill's office.

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 is to work with Rhonda on wording for homeowners to send. Include representatives' names and contact information.
 - b. Newsletter: CAM is to send a list of topics to Board for approval for Newsletter.
- VI. New Business:
 - a. Installation of Cameras has been completed.
 - i. Angles of camera were not viewed. CAM is to send link to view angles to Board members.
 - ii. The board inquired about installing a fourth camera to be able to view the area of the pool that you cannot see with the existing three. The cameras are approximately \$215 each.

- iii. Pat brought up a newly founded issue: The outlet accessible to pool users, when reset, disables the security cameras. Suggestion of dedicating circuit(s) to security cameras.
 - iv. Chris motioned to install the fourth camera and to begin the process of electrical work for the dedicated circuits. Marlene second. All in favor.
 - v. Discussion had about the Pool gate release switch being accessible to public. CAM is to fix this immediately.
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- b. Water Claim 3800-506: CAM explained further details of fire sprinkler disaster. \$1,200.00 that was owed has been paid and the resident of the unit has moved out. CAM is to assess the \$2,500.00 to the Owner (the tenant's mother).
Work in rehabilitating the unit is underway.
 - c. Play set: MIZMOW went out to tighten the bolts on the play set as requested. Motion made to have a routine check of tightening the bolts every 6 months.
 - d. Basketball goals: Lengthy discussion about the many owner requests to put up the basketball goals. Marlene motioned to put back the basketball goals under certain guidelines: CAM is to put up "Camera Surveillance" signs around the area to make players aware. CAM is to include in the newsletter that the court is under surveillance and that activity will be monitored and that if problems occur, the goals will be taken back down. Matt second. All in favor.
If problems continue, CAM is to perhaps take away amenities as punishment.
 - e. Short discussion about Carpenter Bees around certain buildings. The Board inquired about doing some pest-control. CAM is to look in to exterminating options.

The meeting was adjourned at 7:25 PM by Matt. Rhonda second. All in favor.