

## Spencer's Crest Condo Association

Board of Directors Meeting

May 17, 2018

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

Absent: Don Johnson

CAM: Pat Bess & Kim Broswell

The meeting was called to order at 5:27 PM by Chris.

The April 19, 2018 board meeting minutes were distributed and reviewed. Rhonda motioned to approve the minutes as presented. Marlene seconded. All in favor.

**Collections:** Reviewed by Board.

**Call Log:** Reviewed by Board.

### **Maintenance Report:**

- Brick Sealing – pending weather. The contractor requested a \$1,500 draw on the project's total cost to purchase materials. Chris motioned to approve the draw request. Marlene seconded. All in favor.

**ACC Approvals:** None

### **Treasurer's Report:**

- An amended January 1, 2018-March 31, 2018 financial report was presented by CAM. Amendments were related to expense/income line item changes as a result of discussion at the April board meeting. Marlene motioned to accept the amended report. Chris seconded. All in favor.
- CD Renewal: Marlene motioned to review the CD at Bank of Missouri at the rate of 1.75% for 12 months. Rhonda seconded. All in favor.
- Additional Banking Relationship: CAM presented CD rates. No action taken at this time.

### **Old Business:**

- 1115-202: Homeowner request to add shrubs at Northeast corner.
  - This was evaluated by the Board during the recent walk through. Those that attended the walk through agreed that one shrub is needed.
- Walk Through Report/Discussion:
  - Landscaping Plan: Red ribbon was added to dead/dying bushes to be bid from removal (including stumps) and possible replacement, if needed. All information has been sent to Grizzly Bear to begin quoting. CAM to request Grizzly Bear include the cost for additional rock in beds.
  - Maintenance Plan: CAM prepared and distributed lists to maintenance contractors for work to be performed throughout the property.
  - Letters have been sent to owner for violations noted during the walk through.

### **New Business:**

- Basketball Court: CAM has received several reports about a group(s) of teens using the basketball court that are not residents of Spencer's Crest and that are using vulgar language. After discussion, Chris motioned to authorize up to \$500 to hire Securitas to do drive-through inspections of the basketball court. Marlene seconded. All in favor.
- Owners Installing Exterior Cameras: There was lengthy discussion regarding residents installing exterior cameras.
  - Rhonda motioned to permit video doorbells with prior Board approval. Marlene seconded. All in favor.
  - Chris motioned to amend the Rules & Regulations to include the following language. Rhonda seconded. All in favor.
    - Security Cameras are not permitted to be installed in the breezeways. Security cameras are permitted on the deck/porch, so long as the attachment does not penetrate the siding or any other common or limited common element as defined by the Declarations.
- Dues Increase Notification Method: Rhonda raised a concern that she did not feel a newsletter was an effective/adequate notification and confirmation of the ratification of the budget and any resulting dues increase. Discussion took place and it was agreed that a more formal method of notification would be used in the upcoming year(s).

With no further business, Rhonda motioned to adjourn at 7:07 PM. Marlene seconded. All in favor.