

**Spencer's Crest Condominium Association**

Board of Directors Meeting Minutes

May 18, 2017

In attendance: Don Johnson, Marlene Edgar, Ben Reichert, Alice Schawo, Chris Provorse, Rhonda Carlson

Absent: N/A

CAM: Kim Broswell

The meeting was called to order at 5:30 PM by Chris Provorse.

The April 20, 2017 meeting minutes were distributed and reviewed. Rhonda motioned to accept as presented. Marlene seconded. All in favor.

**Manager's Report:**

**Call Log:** Reviewed by Board.

**Collections:** Reviewed by Board.

**Maintenance Report:** Chris reported that he was told by Direct TV that the property needs to upgrade wiring to accommodate the new satellite dishes, and that future installs will require drilling through the building. The Board does not approve of such drilling. Further discussion took place about other cable/internet provider options. CAM to contact Socket about starting a campaign to bring fiber to Spencer's Crest.

Brick Sealing: Awaiting scheduling.

Spring Plantings: Awaiting scheduling. It will likely be in June.

**ACC Approvals:**

3800-108: Satellite dish approved/installed.

3800-7: Satellite dish moved/no deposit. Letter sent to unit owner with a deadline to pay the deposit or the dish would be removed.

1115-806: Satellite dish approved. *Request withdrawn.*

**Officers Report:** The April 30, 2017 financials were distributed and reviewed by the Board. Marlene motioned to approve as presented. Alice seconded. All in favor.

**Old Business:**

**3800-200 HVAC attachment to building:** no response from the current owner, and it has not been repaired. The Board requested a hearing be called with the current owner at the June meeting.

**Pool Telephone:** To be installed on May 19.

**Screens for Outside Vents (Rhonda):** No update.

**FHA Financing:** The project has been approved. Rather than extending the renewal for two years from the renewal date, FHA renewed for two years from the approval date.

**Liability for Plumbing Repair at 1115-2:** CAM contacted the excavator that made the repair, and he said that he would only be able to trace the line to know who's line it is by digging it up again. CAM also contacted the City of Columbia to ask if they could tell them which of the two units had a higher water bill. They would not cooperate citing privacy reasons. No further action to be taken on this.

**Walk-Through Schedule:**

1115 – 5/23 @ 9 AM

1100 – 5/25 @ 9 AM

3800 – 5/30 @ 9 AM

**New Business:**

**3800-104: Rain Barrel Request:** The request was denied.

**Roof Inspections:** The inspections are completed by HACC Construction. The roofs were free of wind and hail damage, however, each roof had similar damage that one area that they believe is from a roof jack. A damage repair quote of \$1,200 was submitted. After discussion, the Board requested that CAM contact Precision Construction regarding the damage, as it could have been during installation.

**Concrete Evaluation:** Pat completed an evaluation of the concrete with Kas of C&C Construction. As of this meeting, a bid had not been submitted. The Board requested that the bid include a map with areas and sizes marked, like previous years.

It was recommended that the association seal cracks/control joints to prolong the life of the concrete. CAM requested a bid/evaluation from Christensen Construction. They recommended doing the work on a “time and material” basis, but estimated a budget of \$5,500 would be sufficient. CAM to look check the Reserve Study to determine if such work is considered a reserve expenditure.

With no further business, the meeting adjourned at 6:40 PM.