

SPENCER'S CREST CONDOMINIUM ASSOCIATION
Board of Director's Meeting Minutes
May 19, 2016

In attendance: Don Johnson, Marlene Edgar, Chris Provorse, Alice Schawo

Absent: Rhonda Carlson and Ed Robinson

CAM: Kim Broswell and Pat Bess

The meeting was called to order at 5:55 PM by Chris Provorse.

The April 21, 2016 meeting minutes were distributed and reviewed. Marlene motioned to approve as presented. Alice seconded. All in favor.

Manager's Report

Collections: reviewed by the Board.

Call Log: reviewed by the Board.

Maintenance Report: The garage door numbers ordered by Sign Co were not the right size. Gary with Sign Co. is to replace the numbers.

ACC Approvals: none.

Officer's Report

Treasurers Report: Marlene motioned to approve the April 30, 2016 financials. Alice second. All in favor.

Audit Status: Draft audit sent (2014) and CAM is to go ahead and get the final copy.

Audit Quotes:

Marberry & Eagle, CPA = \$4,000 for non-profits + first-year fee.

Harry Winfrey, CPA = \$3,000

Howe & Associates = \$1,200

Out of the other companies contacted for bids, two of them do not do Audits and one did not return CAM's phone call. Marlene suggested getting one additional bid from Gibson & Co. Marlene motioned if Gibson is over \$2,000, to authorize Howe & Associates. Don second. All in favor.

Old Business

Reserve Study: tabled to June

Dog Ownership Fee/Clean-up Prices/Dog Waste Stations: Included in newsletter and asked for owner feedback. Topic tabled until June.

Walked Through 1115: Pat completed the walk through of the 1115 section. The majority of the items noticed were related to landscaping and drainage. Grizzly Bear submitted a proposal for \$455 to remove identified landscaping. Additionally, Grizzly Bear submitted a proposal of \$1000 to fix a drainage issue between buildings 1 and 2 that would eliminate ponding in area. The board agreed to hold the bids for review/approval until inspections of the other two sections are completed.

New Business

Landscaping: As of the meeting date, the mulch has not been installed. Grizzly Bear hopes to start the job within the next week.

Irrigation Report: Grizzly Bear serviced the irrigation system and identified a list of necessary repairs totaling \$962.50. Chris motioned to repair. Marlene second. All in favor.

July Board Meeting: The July meeting will be held on July 14.

Marlene motioned to adjourn the meeting at 7:05 PM. Don second. All in favor.