

Spencer's Crest Condominium Association

Board of Directors' Meeting Minutes

May 21, 2015

In attendance: Chris Provorse, Ed Robinson, Matt Wilp, Marlene Edgar, Rhonda Carlson, Maryke Kelley

Absent: Don Johnson

CAM: Pat Bess and Brandi Smith

The meeting was called to order at 5:56 PM by Chris Provorse

The April 16, 2015 meeting minutes were reviewed by the Board. Rhonda motioned to approve as presented, Matt second, all in favor.

Collections: Reviewed by the Board

Call Log: Reviewed by the Board

Treasurers Report: The April 30, 2015 financial reports were reviewed by the Board. Marlene motioned to approve the financials as presented, Rhonda second, all in favor.

Old Business:

Carpenter Bees: CAM is to have Wingate spray again for at 1115-5 & 8 and 1100-3.

Pool: Pool liner is installed, but the depth markers are backordered. Once they arrive, Vaughn Pools will install. The pool passed the City inspection without the depth markers.

Concrete Quotes: Currently awaiting two additional bids. The C&C bid did not include striping; CAM to clarify if other bids include or not.

FHA Application Update: Rhonda is waiting for a letter regarding C&C's interest in the Association to be signed and recorded. Once recorded, a letter that states Spencer's Crest is in compliance with FHA standards that completes the application is prepared to be sent. Chris requested the Association's attorney look over the letter drafted by Rhonda's attorney before the Board signs.

Pat also presented a secondary option for getting FHA approval. CAM was referred to this company that does FHA applications and sends them with a nearly 100% approval rate in 3 weeks or our money back. The service costs \$1200, but because CAM has completed the application, a discount is possible. The board will consider as a second option.

Dumpster Camera: The bid reviewed last meeting for \$1385.15 did include a camera that could capture license plates. There would be the cost of an electrician and the DSL line in addition to the \$1385.15 for the camera and installation. A small GB chip that would record approximately a week of footage before recording over itself would be the least expensive but would require someone to retrieve the chip in a timely manner.

Chris briefly mentioned a bid he received from another company for "Basic DVR and camera" at \$700 – an electrician would still be needed. CAM to contact the company to verify if the suggested system is strong enough of a camera to capture license plates.

New Owner Improvement Fee: As discussed at the last meeting; this one-time assessment for new owners would go in to an account reserved for community improvement projects that normally would be left out of consideration in the yearly budget (i.e. picnic tables or common area grill). The Board would like to explore the legality of such an assessment and tabled the topic for a later meeting.

New Business:

Walk-Through Discussion: The Board completed walk-throughs of each section and discussed several issues that were noted, such as: personal belongings on the decks and patios; trash; front doors needing painting; dog waste; bird feeders and personal items in the common area, exterior lights – some affixed and some not, etc.

Although many of the items that were noted in the walk-throughs were addressed as reminders in the recent newsletter, the Board requested CAM draft a letter to send to everyone that uses specific and stronger language addressing the items noted during the walk-through. Once the generic letter is sent; the worst offenders can be sent individual letters of violation. It was also discussed to take pictures of the worst offenders before sending individual letters.

Dog Waste: a letter will be sent to the problem –area section, 3800-4-6, asking them to clean up the mess and/or turn in the violators immediately to CAM so that immediate action can be taken. Letter will warn that fine for clean-up of the poop will be assessed to all units in question if problem continues.

Vents: The plumbing vents on the ends of the buildings are owners' responsibility but the Association is considering funding the repairs. There are bird nests in the vents that need to be removed. CAM is to obtain bids for vent covers/ cleaning out vents.

Rules & Regulations Modifications: After lengthy discussion, the Board decided not to make changes to the currently policy for the allowable colors of blinds. Additional wording will be added that blinds must be "well maintained" and have "uniformity of color and direction" to the section.

Rhonda motioned to adjourn at 7:41 PM, Matt second, all in favor.