

## Spencer's Crest Condominium Association

### Board of Directors' Meeting Minutes

June 18, 2015

In attendance: Chris Provorse, Ed Robinson, Marlene Edgar, Rhonda Carlson, Don Johnson

Absent: Maryke Kelley

CAM: Pat Bess and Kim Broswell

Matt Wilp resigned his position on the Board due to the sale of his condo.

The meeting was called to order at 6:02 PM by Chris Provorse

The May 21, 2015 meeting minutes were reviewed by the Board. Rhonda motioned to approve as presented. Marlene second. All in favor.

**Collections:** Reviewed by the Board. The Association had a pending lawsuit against a homeowner regarding the special unit assessment related to an insurance claim deductible. The association prevailed in the lawsuit being awarded both the deductible and all expenses related to the collection/lawsuit.

**Call Log:** Reviewed by the Board

#### Maintenance Report

- i. Concrete Replacement: Bid were obtained from three concrete companies:
  - a. C&C: \$29,250 including striping
  - b. Cook: \$36,568 not including striping
  - c. Gaines: \$32,650 + \$350.00 striping

Don motioned to accept C&C's bid of \$29,250.00. Marlene second. 4 in favor, Rhonda abstained. Motion carries.

**Officer's Report:** The May 2015 financial statements were reviewed. Marlene motioned to approve as presented. Rhonda second. All in favor.

#### Old Business

- ii. FHA Application Update: Awaiting the submission of a letter from Jenny Young, attorney, that should complete the application.
- iii. Dumpster Camera Quote: The bid submitted by Templer Security for \$700.00 was not for the quality of camera that would be able to capture license plates. The bid from ACC for the type of camera requested is \$1,385.15. Topic tabled until later in the year to review finances.

#### New Business

- i. 1100-10 Bldg Garage Damage: CAM identified damage to the guttering/soffit while driving through the property. CAM contacted three owners who moved in/out around that time, but all maintain that they did not cause damage. The damage includes a broken rafter, drip edge, rake-board flashing, soffit metal vents & shingles to match, and can be repaired for \$800-900 by HACC Construction. Rhonda motioned to have repaired. Marlene second. All in favor.

- ii. 1100-11 Bldg Garage Building Damage: It was discovered earlier in the week by maintenance workers on the property that there is an area of brick that has been damaged and is pulling away from the garage building at the top and pushed in at the bottom. It appears that someone hit the building while backing out of a parking space. CAM to obtain an estimate for repairs.
- iii. Power-Washing / 3800 Stair Sealing: CAM to get bids.
- iv. Lawn Care: The board would like to bid landscaping. CAM to begin process.

Marlene motioned to adjourn at 7:10pm. Rhonda second. All in favor.