

Spencers Crest Condominium Association

Board of Directors Meeting

June 21, 2017

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

Absent: NA

CAM: Pat Bess & Courtney McKnight

The meeting was called to order at 3:58 pm by Chris Provorse

The May 18, 2017 board meeting minutes were reviewed by the board. Alice motioned to approve the minutes as presented. Rhonda seconded. All in favor.

Managers' Report:

Collections: Reviewed by the Board.

Call Log: Reviewed by the Board.

Maintenance Report:

Brick Sealing: Chris motioned to give the contractors an advance in the amount of \$2000.00 to purchase materials. Marlene seconded. All in favor.

ACC Approvals:

- a. 3800-803 requested a handicapped accessible mailbox and wanted the Board's approved location. It was decided that it needed to go on her door and that it must match the door color. The owner will be asked to submit a formal request for approval.
- b. The owner of 3800-104 called and requested that he be allowed to hang an American Flag from his porch during the 4th of July Holiday. The board approved this request with the stipulation that it be taken down if there is any kind of bad weather. It can also not hang over the sidewalks and must be taken down after 1 week.
- c. 1100-901 requested a variance from the required white blinds on her screened porch. After discussion, the Board denied the variance.

Officers Report:

1. Treasurer's Report:

- a. The May 31, 2017 financials were reviewed by the Board. Marlene motioned to approve the reports as presented. Rhonda seconded. All in favor.
- b. Chris motioned to add funds to the matured CD to bring it to \$120,000 and renew it for 10 months. Marlene seconded. All in favor.

Old Business:

1. HVAC: CAM reported that Jackie Bulgin was working on getting information on the situation but there are no current updates. It was suggested that the current owner and the listing agent and broker should be called in for a hearing
2. Pool Phone: CAM reported that this project had been completed
3. Roof Inspections: CAM reported that the roofers claimed that the damage was done by the siding contractor. CAM is contact GP Construction.
4. Concrete: Discussion of the concrete work was tabled until the July meeting to secure additional bids.
5. Concrete Crack Sealing: The Reserve Study suggests that the Association should fund this project out of the operating budget. Further discussion was tabled until the July meeting.
6. 1115-101 Report of Spiders: CAM reported that they have been in contact with Wingate Pest Control and have met with the unit owners. Wingate is going to inspect the fire sprinkler box and make a recommendation. CAM to update the Board as information becomes available.
7. Walk-through Report:
 - a. CAM reported that the number of violations has gone down since last year's walk though.

- b. There were several maintenance issues noted and CAM has forwarded items to the appropriate maintenance contractors to be addressed. CAM to email the list to the Board.
 - c. The board requested that there be a reminder about cameras put in an upcoming newsletter.
 - d. Rhonda to contact the original drainage system contractor to request a drawing of system placement.
8. Power Washing & Stair Sealing: The board reviewed three bids. Marlene motioned to approve MIZMOW's bid for both power washing and stair sealing. Rhonda seconded. All in favor. Rhonda motioned to add \$200 to the contracted amount to address/power wash the North sides of selected buildings. Marlene seconded. All in favor.

New Business:

1. Socket: CAM to check with Socket to gather information about setting up a campaign to bring fiber to Spencer's.

With no further business, the meeting adjourned at 5:03 pm