

Spencer's Crest Condominium Association

Board Meeting Minutes

July 19, 2018

In attendance: Marlene Edgar, Don Johnson, Rhonda Carlson, Candy Lindsey, Chris Provorse and Alice Schawo.

Absent: NA

CAM: Pat Bess & Kim Broswell

Homeowner Guest: Vicki Purdy (3800-107). Vicki addressed the Board and distributed pictures of the recent vandalism to her exterior AC unit. The incident happened at night when the recycle dumpster was in place. Vicki requested the Board consider additional lighting in the area and changing the location of the recycle dumpster.

The meeting was called to order at 5:43 PM by Don Johnson.

The June 21, 2018 meeting minutes were distributed and reviewed. Rhonda motioned to accept the minutes as presented. Candy seconded. All in favor.

Managers Report

Collections: Reviewed by the Board

Call Log: Reviewed by the Board.

Maintenance Report:

1. Power washing & stair sealing: the contractor plans to begin the project the last week of July.
2. Chris motioned to install a paper towel dispenser in the shelter restroom if the cost is under \$100. Marlene seconded. All in favor.

Officers Report Chris motioned to table the financials. Rhonda seconded. All in favor.

Old Business

1. Walk Through Report/Discussions: CAM follow up on letters sent to homeowners as a result of the walk through and follow up letters have been sent. CAM to bring any unresolved items to the August meeting for Board review/action.

Landscaping Plan/Grizzly Bear: Chris motioned to approve all landscaping plan items totaling \$3,335.00 presented by Grizzly Bear with the exception of 1115-1 building drainage. Marlene seconded. All in favor. CAM to get an estimate from Grizzly Bear to remove the tree rings from the 3800 section where trees have been removed and restore them to grass.

2. Resident Survey: Chris recommended a survey and suggested topics. He estimates the total cost to be \$60, including the survey for 30 days and a \$25 incentive gift card. The board agreed the survey should be conducted prior to completing the 2019 budget. Chris to send a draft to the board to review before publishing.

3. Concrete Replacements: The bid/evaluation from C&C Construction was presented to the Board for review. Marlene motioned to accept the bid from C&C in the amount of \$26,105.00. Alice seconded. 5 in favor. 1 abstention. Motion carries.

4. 3800-1 Building Considerations: CAM to find out if a light can be added to the area that could run off the existing electric for the dumpster. After reviewing the photos provided by Vicki Purdy, it was determined that tree trimming in that area may be necessary to make existing lighting more effective. CAM to have Korte Tree Care trim the area. There was discussion about another location for the recycle dumpster, however, the only other location that's feasible is in the 1115 section is used during the winter for snow removal equipment and placement of snow. Furthermore, the area does not have reinforced concrete to handle the weight of the trash trucks on a regular basis. The board agreed that moving the recycle dumpster is not a feasible solution.

5. Camera Install/Upgrade: Install has been completed, and the cameras are much improved. There are a couple suggested adjustment to camera angles that CAM will request ACC implement.

Rhonda left the meeting at 6:30 PM.

New Business

1. Additional Power Washing: Chris motioned to add \$392.00 to the overall power washing costs to wash the shelter siding and flooring, the pool deck, the pool furniture and the sidewalk leading from the shelter to Kennesaw. Candy seconded. All in favor.
2. Pool Appearance: There was a discussion about the general appearance of the pool. Overall, the board is satisfied with the performance of Columbia Pool and Spa.

CAM reported that the pool water levels have been low lately. This could be due to evaporation. Columbia Pool and Spa is able to perform an evaporation test for \$80.00. No action taken.

3. 2019 Budget Discussion: CAM has requested an updated lawn care bid from Grizzly Bear. The board is generally satisfied with their performance. Since the insurance year has been updated to match the fiscal year, the renewal premium may not be received until after the budget is complete. CAM to ask the insurance agent if they can give some general feedback about policy renewals with MiddleOak.

4. 2017 Audit: Howe & Associates is increasing the price of the audit from \$1,200 to \$1,450 and are able to start in Mid-August. Marlene motioned to accept the audit bid. Candy seconded. All in favor.

Marlene motioned to adjourn at 7:07 PM. Chris seconded. All in favor.