

**Spencers Crest Condominium Association**

Board of Directors Meeting

July 20, 2017

In attendance: Ben Reichert, Alice Schawo, Chris Provorse, Rhonda Carlson

Absent: Don Johnson and Marlene Edgar

CAM: Pat Bess & Kim Broswell

The meeting was called to order at 5:37 pm by Chris Provorse

The June 21, 2017 board meeting minutes were distributed and reviewed. Rhonda motioned to approve the minutes as presented. Chris seconded. All in favor.

**Managers' Report:**

Collections: Reviewed by the Board.

Call Log: Reviewed by the Board.

Maintenance Report:

**Power Washing:** 1115 section has been completed, and they are currently working on the stair sealing in that section. Once complete, they will move to the 1100 section followed by the 3800 section.

**Brick Sealing:** to begin after power washing is completed.

**Walk Through Maintenance:** All has been completed with the exception of a siding replacement area because the siding had to be ordered. It is expected to be completed by the end of the month.

ACC Approvals: The owner of 3800-803 submitted a formal request for a handicapped accessible mailbox as outlined in the June 2017 meeting minutes. The request was approved.

**Officers Report:**

1. Treasurer's Report:

- a. The June 30, 2017 financials were reviewed by the Board. Alice motioned to approve the reports as presented. Rhonda seconded. All in favor.
- b. CD Renewal: Complete. The CD was secured for 10 months at the rate of 1.3%.

**Old Business:**

1. 3800-200 Building HVAC: CAM reported that no action has been taken by the previous owner, current owner or Realtors involved in the transaction. After discussion, it was decided that the current owner would be called in for a hearing at the August board meeting.
2. Roof Inspections: CAM contacted GP Construction as discussed at the June board meeting. They denied that the damaged could have been caused during siding installation. After lengthy discussion, Rhonda motioned to accept the bid from HACC Construction in the amount of \$1,200 to repair all the roofs. Ben seconded. All in favor.
3. Concrete: The following bids were received and reviewed by the Board:
  - a. C&C Construction = \$38,884.50, Cook Concrete = \$48,399.00 and Watson Concrete did not submit a bid.
  - b. CAM confirmed with all contractors that they are pouring the concrete 6 inches thick and it will be pinned. Ben motioned to accept the bid from C&C Construction in the amount of \$38,884.50. Chris seconded. 3 votes in favor. Rhonda abstained. Motion carried.
4. Concrete Crack Sealing: There was discussion about the desire to complete this preventative maintenance in 2017. The Board will review the financial position of the association at the August board meeting and discuss further at that time.
5. 1115-100 Building Report of Spiders: Wingate is in the process of installing monitors.
6. Status of Socket Fiber: CAM reported that residents interested in Socket fiber being installed in the community need to visit the Socket website and enter their address. Once they receive enough interest from the area, they

will consider starting a formal campaign. CAM to include this information in an upcoming newsletter. CAM to reach out to CenturyLink as well to see if they have plans to bring fiber to the area.

7. Walk-through Report: Most violations have been remedied. There are few outstanding issues.

**New Business:**

1. Annual Garage Sale: Scheduled for August 12, 2017.
2. 2018 Initial Budget Discussion: There was discussion about what services/contracts to bid for the upcoming budget. CAM to request updated costs from Grizzly Bear Lawn Care, as most residents are happy with their service. CAM to also obtain bids for swimming pool maintenance and insurance.
3. Pool Closing: The pool will close at the end of pool hours on Sunday, September 17.
4. Mailbox Numbers: Alice requested that mailbox numbers be evaluated for replacement and replaced as needed.
5. 2016 Audit: CAM to request audit proposal from Howe & Associates and email to board for review/approval.
6. Summer Newsletter: CAM to compile and distribute a summer newsletter.

Alice indicated that she would not be present for the August board meeting.

With no further business, Alice motioned to adjourn at 7:15 PM. Rhonda seconded. All in favor.