

Spencer's Crest Condominium Association

Board Meeting Minutes

August 16, 2018

In attendance: Marlene Edgar, Rhonda Carlson, Candy Lindsey, and Chris Provorse

Absent: Don Johnson & Alice Schawo

CAM: Pat Bess & Kim Broswell

The meeting was called to order at 5:24 PM by Chris Provorse.

The July 19, 2018 meeting minutes were distributed and reviewed. Marlene motioned to accept the minutes as presented. Rhonda seconded. All in favor.

Manager's Report

Collections: Reviewed by the Board

Call Log: Reviewed by the Board.

Maintenance Report:

1. Power Washing: Complete
2. Stair Sealing – 3800 Section – To begin the week following this meeting.
3. Concrete Replacements: The contractor will begin cutting tomorrow.

ACC Requests: Pending request for a satellite dish at 1100-1107.

Officers Report July 31, 2018 financials were reviewed. She recommended approval of all pending financials through July 31, 2018. Rhonda motioned to accept the reports as presented. Marlene seconded. All in favor.

2017 Audit: In process.

Old Business

1. Walk Through Report/Discussions:

3800 Tree Rings and Grass Restoration: Grizzly Bear proposed removing the 5 tree rings and restoring to grass for \$75/each. Chris motioned to approve the work. Marlene seconded. All in favor.

Drain at 1115-1 Building: The board decided not to move forward with the remedy proposed by Grizzly Bear. CAM to meet with C&C Construction to evaluate.

Rock/Stumps at 1115 Next to Dumpster: CAM to get a bid from Grizzly Bear to remove the stump/rock and restore to grass.

Status of Approved Items from July Board Meeting: Removal in is process and planting will take place in the fall.

Unresolved Violations:

- 3800-604: Two panels of garage door need repaired/replaced. To be given a final deadline or be call for hearing.
- 3800-703: Screened porch panels need replaced/appropriate repairs. Final deadline or call for hearing.
- 1115-903: Garage trim damage. Final deadline or call for hearing.
- 1115-908: Garage door damage. CAM to obtain pricing and give owner until December 31, 2018 to complete repair.
- 3800-906: Cameras have been removed from common/limited common area. Repairs have been priced and approved. Costs will be assessed to unit owner.

2. Resident Survey: Chris to send draft via email.

3. 3800-1 Building – Follow Up on Concerns: Trees have been trimmed to allow more lighting in the area. Additional lighting is being evaluated, however, the general consensus is that it is well lit, and the trimming has addressed the concern.

4. 2019 Budget Discussion:

1. 2019 Bid from Grizzly Bear Lawncare: Total bid increased by \$200.00 from the previous year. Snow removal remains unchanged. The board agreed to move forward with Grizzly Bear for 2019.
2. Insurance Rate Feedback: Although the renewal rate for 2019 will not be determined until approximately 30 days prior to renewal, the agent indicated that they are seeing flat rate renewals from the company.
3. Termite Warranty Renewal: The 10-year no-charge warranty will expire October 2019. Wingate Pest Control is proposing to continue the warranty for \$3750.00 annually. The warranty includes any interior inspections any owner would like them to perform at the time. The exterior annual inspections will continue as well.

New Business

Status of Leaks

- 1100-4 Building (407 into 403) 407 originally denied responsibility for the leak, however, has since discovered the source in his condo. Repair estimate will be provided by McCray Builders and assessed to 407. The damage will not require an insurance claim for Spencer's Crest.
- 1100-4 Building (405 into 401) 405 had a leak in his ice maker line. Repair estimate will be provided by McCray Builders and assessed to 405. The damage will not require an insurance claim for Spencer's Crest.
- 1115-8 Building (805 into 801) – Owner of 805 submitted payment to the association based on McCray repair estimate. Repairs are pending.

Pool Closure: Marlene motioned to close the pool at the end of pool hours on Sunday, September 16. Candy seconded. All in favor.

With no further business, the meeting adjourned at 6:08 PM.