

Spencer's Crest Condominium Association

Board of Directors' Meeting Minutes

September 18, 2014

In attendance: Matt Wilp, Chris Provorse, Barb Seabolt, Marlene Edgar, Rhonda Carlson, Don Johnson

Absent: Ed Robinson

CAM: Pat Bess & Kim Broswell

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

The owner of 1100 Kennesaw Ridge RD #305 was in attendance for a hearing related to a violation for "renting rooms." He is currently renting two rooms to two traveling nurses for three months. Parking violations have been corrected. Now aware of the rules, he does not intend to rent rooms again. The board will take the information into consideration when determining how to move forward. He left at 6:15 PM.

Matt motioned to allow the owner 60 days to comply with the Roomers & Boarders Clause, and any future violations will require immediate action and fines. Rhonda second. All in favor.

Barb arrived at 6:25 PM

The September 4, 2014 meeting minutes were reviewed by the board. Rhonda motioned to approve. Marlene second. All in favor.

Manager's Report:

- Delinquent Accounts: Reviewed by the Board
- Call Log: Reviewed by the Board

Maintenance Report:

- New Concrete Parking Lot Striping: Completed on Thursday 9/18 other than the 2 handicapped spaces because cars were parked there. CAM to try to determine the owners of the vehicles and schedule a time to complete the project.
- Basketball Net Replacement: Completed

Officers' Report:

- Marlene motioned to approve the August 2014 financial statements. Rhonda second. All in favor.
- No audit update
- Operating Reserve Loan Repayment Status: Remaining balance of \$3690.00 to be repaid. No action taken this month.

Old Business:

- a. FHA Recertification Update: No update.
- b. 1100-8 Building Insurance Claim: No update.
- c. 1115- Landscape Update: Additions are completed as of 9/17
- d. Dead Tree Removal/Fall Trimming/Landscaping Maintenance/Leaf Removal: Should be done in the fall. CAM is to get a bid to present at October meeting. Would like to have all bushes be 4 feet tall.
- e. 1115-400/500 Satellite Dish Compliance: Gaines bid \$75.00 to make the bed larger to accommodate the dish. CAM is to get information to the property owner.
- f. Mailbox Number Replacements: tabled for estimate.

2015 Preliminary Budget Discussion:

1. Mowing/Landscaping/Snow Removal: CAM prepared a bid comparison: Marlene motioned to continue with Gaines Landscaping for an additional season. Barb second. All in favor.
2. Fidelity: The amount needed will be based on the amount budgeted to go in and out of reserves in 2015.
3. Pool Liner: Bids obtained: 1. Vaughn: \$5,500.00-\$5,800.00 2. Linwood Butler: \$3,200.00-\$3,400.00 Barb motioned to accept the bid from Linwood Butler up to \$3,500.00. Marlene second. All in favor.
4. Large-Scale Tree Pruning: 1. Korte Tree Care: \$2,400.00 for areas around the entire property 2. Kyd Tree Care: \$2,450.00 for only the 3800 section.
Rhonda motioned to accept the bid from Korte Tree care for \$2,400.00 to be completed in 2014 and paid out of Reserves. Matt second. All in favor.

Budget reviewed and to be revised by CAM for further review at the October meeting.

Marlene motioned to adjourn at 8:10 PM. Don second. All in favor.