

## Spencer's Crest Condominium Association

Board Meeting Minutes

September 20, 2018

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

Absent: N/A

CAM: Pat Bess & Kim Broswell

The meeting was called to order at 5:30 PM by Chris Provorse.

3800-703 Hearing: During the Spring walk-through it was noted that the screens on the screened porch needed to be replaced. The homeowner was not in attendance. After discussion, Rhonda motioned to begin implementing fines effective 10 days from the meeting date in the amount of \$20/day. If the homeowner provides a signed contract to complete the work, fines will be suspended until the date of completion. If not completed, fines will be assessed retro-actively. Marlene seconded. All in favor. After the motion was made, the homeowner showed up to the meeting. She explained the circumstances as to why the screens had not been replaced. She received a bid from a contractor(s) that the board felt was inconsistent with prior experience. After further discussion, the board agreed to provide sources for more reasonable costs, and the topic was tabled to October. Chris motioned to rescind the previous motion implementing fines. Rhonda seconded. All in favor.

The August 16, 2018 meeting minutes were distributed and reviewed. Rhonda motioned to approve the minutes as presented. Marlene seconded. All in favor.

The August 31, 2018 financials were distributed and reviewed. Marlene motioned to approve the financials as presented. Rhonda seconded. All in favor.

CAM reported that the 2017 audit was underway, and a meeting was set up with the auditor the week following the meeting.

### **Manager's Report**

Collections: Reviewed by the Board

Call Log: Reviewed by the Board.

Maintenance Report:

1. Stair Sealing – 3800 Section – Complete
2. Concrete Replacements: Complete except for the area that requires access to the units in the 1100-8 building, which was delayed due to weather.

ACC Requests: None

## Old Business

### 1. Walk Through Report/Discussions:

3800 Tree Rings and Grass Restoration: Previously approved. Awaiting scheduling.

Rock/Stumps at 1115 Next to Dumpster: Grizzly Bear has not submitted an estimate for this.

#### Unresolved Violations:

1115-903: Garage trim damage. Resolved

1115-908: Garage door damage. Deadline of 12/31/2018.

3800-906: Cameras removed. Siding has been replaced. The soffit cannot be matched, so the contractor will repair the holes.

2. Resident Survey: The survey was approved by the board via email and sent out to homeowners. As of the meeting date, there had been 75 responses. There was brief discussion about some of the comments/suggestions made by owners. Rhonda suggested forming a committee to brainstorm how to address ongoing pet ownership issues (i.e. cleaning up after pets, barking, etc). There was also discussion about fencing the tennis court, playground, shelter and pool to address trespassing.

### 3. 2019 Budget Discussion:

1. 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. CAM to inquire about a discount if the 10 year warranty is paid up front.
2. CAM presented a preliminary budget for discussion.
3. Website/HOA-Express: Rhonda motioned to table to October. Marlene seconded. All in favor.
4. Dues Increase Notification Method: Rhonda motioned to table to October. Marlene seconded. All in favor.

### 4. Status of Leaks

1100-4 Building (407 into 403): Owner of 407 filed an insurance claim.

1115-8 Building (805 into 801) – Repairs are scheduled.

### 5. Pool Maintenance:

1. There was discussion about the pool maintenance company not adding water to the pool as part of their weekly service. CAM to find out if an auto-fill system could be added to the pool and an approximate cost.
2. Pool Cover: Columbia Pool & Spa found tears in the pool cover and are recommending immediate replacement due to liability concerns. They proposed a replacement cover for \$3207.35. CAM to get an additional bid.
3. Condition of Liner: The liner is wrinkling in areas. CAM to have the installer look at and recommend a course of action.

6. Tree Trimming/Removal: CAM to have the property evaluated for large scale tree trimming and recommended removal.

With no further business, Marlene motioned to adjourn at 7:27 PM. Alice seconded. All in favor.