

Spencer's Crest Condo Association

Board of Directors Meeting

September 21, 2017

In Attendance: Rhonda Carlson, Chris Provorse, Alice Schawo, Don Johnson, Marlene Edgar

Absent: Ben Reichert

CAM: Pat Bess & Kim Broswell

The meeting was called to order at 5:25 pm by Chris.

The August 17, 2017 board meeting minutes were distributed and reviewed. Chris motioned to approve the minutes as amended. Rhonda seconded. All in favor.

Collections: Reviewed by board

Call Log: An extra handicapped spot was requested at the 3800-3 building. Marlene motioned to approve installation. Alice seconded. All in favor.

Maintenance Report:

- Brick sealing - Completed
- Concrete replacement - Completed
- The roof repairs are currently scheduled for 2 weeks out.
- New mailbox numbers at 1100 - Completed
- Crack and Control Joint repairs are currently scheduled for this fall

ACC Approvals:

- 1100-304 requested the replace their satellite dish – approved
- 1115-801 requested to add screens to their porch – approved

Officers Report:

Treasures Report:

- Marlene motioned to accept the August 31, 2017 financials as presented. Rhonda seconded. All in favor.
- CAM reported that the 2016 Audit was underway.

Old Business:

- A. CAM reported that Wingate is contacting the owners of 1115-1 building directly regarding spiders.
- B. 3800-205 AC: APM submitted their opinion on the AC unit at 3800-205, recommending repair. CAM recommended getting an opinion from a contractor for soffit repair. CAM also suggested that an AC contractor give a cost estimate on the job.
- C. Mizmow evaluated the North end and presented a bid of \$925.00 to complete the area using a cleaning solution. Chris motioned to accept this bid. Rhonda seconded. All in favor.

2018 Initial Budget Discussion:

- There was an Insurance quote received from MiddleOak for \$51,380.75, while requesting that "Dangerous dog breeds" be prohibited from the property. Marlene reported that she has received a favorable recommendation on the company. Rhonda motioned to bind coverage with MiddleOak. Marlene seconded. All in favor.
- Rhonda motioned to accept the 2018 budget as presented, resulting in dues of \$111.00 for two-bedroom units and \$133.00 for three-bedroom units. Marlene seconded the motion. All in favor.
- Marlene motioned to increase the interest rate on past due accounts to 18%. Don seconded. All in favor.

Rules & Regulations Review: Tabled until October

Fall Projects:

- CAM to have Korte Tree Care review the trees throughout the property for trimming and/removal. One area of concern is the Evergreens trees on the 1115 side of Saddlebrook because they have started to grow together.

With no other business, Rhonda motioned to adjourn at 7:01 PM. Chris seconded. All in favor.