

## Spencer's Crest Condominium Association

### Board of Directors' Meeting Minutes

September 24, 2015

In attendance: Chris Provorse, Rhonda Carlson, Don Johnson and Maryke Kelley

Absent: Ed Robinson and Marlene Edgar

CAM: Pat Bess and Kim Broswell

The meeting was called to order at 3:30 PM by Chris Provorse.

The August 20, 2015 board meeting minutes were reviewed by the Board. Rhonda motioned to approve as presented. Don second. All in favor.

**Collections:** Reviewed by the Board.

**Call Log:** Reviewed by the Board.

\*3800-204: reported drain/sewer back up well after the fact, which caused excessive damage. The Board agreed the deductible should be charged unless it can be proven that it was after the sewer meets the common sewer.

#### **Maintenance Report**

- i. Concrete replacements have been completed.
- ii. 1100-11 Bldg Garage Damage: work is completed and very satisfied with result. Remaining brick is being stored in the common garage.
- iii. Power washing has been completed.
- iv. 3800-Stair sealing has been completed.
- v. 1115-5 Vandalism: Vandalism was reported via email, including permanent marker on the siding and pills thrown in the grass/plantings. A police report was made. The siding has been replaced, as it was unable to be cleaned and the pills were removed. Without further evidence, no action has been taken.

**ACC Approvals:** none

**Treasurers Report:** Tabled to October 2015 meeting due to the Treasurer being not present.

2014 Audit: Rhonda motioned to engage Howe & Associations for audit fee of \$1,200. Maryke second. All in favor.

#### **Old Business**

Lawn Care & Snow Removal: CAM contacted Grizzly Bear's references at the Board's request. After discussion, Rhonda motioned to accept the Grizzly Bear Lawn Care contract for 2015/2016 snow and 2016 Landscaping. Maryke second. All in favor.

Insurance: CAM contacted Shelter Insurance and Naught Naught Insurance to request bids. Shelter has not yet submitted a bid, and Naught Naught is working to find a company that has a per-occurrence (rather than per-building) deductible policy.

CAM reported that American Family provided the following renewal rates with different deductible options:

\$5,000 – renewal rate \$56,063

\$10,000 – renewal rate \$49, 935

Chris motioned to move to a \$5,000 deductible with American Family effective January 1, 2016. Rhonda second. All in favor.

#### **New Business**

Rhonda asked what the Board thought about contacting the Forestry department at the University to address trees that are dying on the property. Rhonda to investigate further.

Walk-Throughs: Letters have been mailed to numerous homeowners regarding items stored/displayed in the common areas.

Maryke motioned to adjourn at 5:05PM. Rhonda second. All in favor.