

Spencer's Crest Condominium Association

Board of Directors' Meeting Minutes

October 16, 2014

In attendance: Ed Robinson, Chris Provorse, Barb Seabolt, Marlene Edgar, Rhonda Carlson, Don Johnson

Absent: Matt Wilp

CAM: Pat Bess & Kim Broswell

The meeting was called to order at 6:00 PM by Chris Provorse.

The September 18, 2014 meeting minutes were reviewed by the board. Rhonda motioned to approve as amended. Marlene second. All in favor.

Manager's Report:

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

Maintenance Report:

- Parking Lot Striping: Completed in areas where concrete was replaced.

Officers' Report:

- September 30, 2014 Financial Reports: Marlene motioned to accept. Don second. All in favor.
- 2013 Audit Review/Acceptance: Carry forward.
- Operating Reserve Loan Repayment Status: \$3,690.00 remaining to be repaid. Marlene motioned to repay the Operating Reserve in three equal payments (\$1,230.00) to complete the repayment by year-end. Rhonda second. All in favor.

Old Business:

- FHA Recertification Update: Rhonda received a letter back from Senator McCaskill's office saying no further action was going to be taken as the Bylaws "restrict rentals".
- 1100-8 Building Insurance Claim: Adjustor is sending payment made payable to the Association. Total claim - \$21,761.97. CAM is to work with the property owner to make sure all vendors are paid prior to issuing payment to the owner.
- Dead Tree Removal/Fall Trimming/Landscaping Maintenance/Leaf Removal: CAM received an estimate of \$4,000.00 to complete the fall trimming and leaf removal. It's done on an hourly basis, so it could come in less than the estimate. Tabled to review financial position in November.
- 1115-300/400 Satellite Dish Compliance: After posting notices on all doors with no response, the satellite dish was removed. The owner called and is following guidelines and submitting a deposit. The second satellite dish is not yet approved due to placement, however, CAM is working with the owner and tenant.
- 1115-5 Building: Option to extend bed was presented to the owners who declined the offer. Chris motioned to give the owner until October 31, 2014 to comply with placement or a \$75.00 fine will be assessed to have the rock bed extended. Rhonda second. All in favor.
- Mailbox Number Replacement: Cost for 1inch size for ¾ digit sets \$.50/each and hourly labor to scrape and replace. CAM is to order all the numbers and replace as needed (at least an entire row at a time).
- Garage Door Numbers: After discussion, the topic was tabled until Spring.

New Business:

- November Meeting: CAM has a conflict with the November 20 meeting date. Rescheduled to November 13 at 6:00 PM.
- The owners of 1115-907 came to the meeting to discuss their past due balance and ask for forgiveness of late fees charged to their account over time. After the homeowner addressed the board they had discussion. Rhonda motioned to continue with the current offer made by the board. Ed second. All in favor.
- Rules & Regulations Review: CAM is to post the Oct 2014 revised version on the website. Also, have copies at the annual meeting.

Marlene motioned to adjourn at 8:05 PM. Ed second. All in favor.