

Spencer's Crest Condominium Association

Board Meeting Minutes

October 18, 2018

In attendance: Marlene Edgar, Rhonda Carlson, Candy Lindsey and Chris Provorse

Absent: Don Johnson & Alice Schawo

CAM: Pat Bess & Kim Broswell

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

The September 20, 2018 meeting minutes were distributed and reviewed. Rhonda motioned to approve the minutes as amended. Marlene seconded. All in favor.

Manager's Report

Collections: Reviewed by the Board

Call Log: Reviewed by the Board.

Maintenance Report:

1. Concrete Replacements: Complete

ACC Requests: None

Officers Report

The September 30, 2018 financials were distributed and reviewed. Marlene motioned to approve the financials as presented. Candy seconded. All in favor.

2017 Audit: The draft report was sent to the Board for review prior to the meeting. The topic was tabled to November to clarify the recommended journal entry with the auditor.

CD Rates: CAM to shop CD interest rates.

Old Business

1. Walk Through Report/Discussions:

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

Unresolved Violations:

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

3800-703: Replace Screens. Kas Carlson and Koonse Glass met at the property to discuss and they provided a more reasonable cost estimate that was communicated to the homeowner. Chris motioned that if there is not a contract in place to replace the screens by the November 2018 meeting date with work to be completed by December 31, 2018, the fines approved at the September 2018 board meeting will be reinstated. Marlene seconded. All in favor.

2. Fencing Costs: CAM contacted James Fencing to get estimates for replacing the fence around the pool and fencing the entirety of the swimming pool, shelter, playground and basketball court.

- a. 7' tall arched w/ 5' gate commercial grade perimeter fence - \$80,000
- b. 6' tall spear-top w/ 5' gate commercial grade perimeter fence - \$58,000
- c. Flat top pool fence residential grade w/ 5' gate - \$12,000

CAM to get an additional bid for a commercial grade arched 6-foot fence around the pool area.

3. Status of Leaks

1100-4 Building (407 into 403): Completed

1115-8 Building (805 into 801): Completed

4. Pool Maintenance:

- a. Auto-Fill System: The cost would be \$3,000 to add an auto-fill system. It was the consensus of the Board that the pool company should add water to the pool as part of their service.
- b. Pool Cover:
 - i. Columbia Pool & Spa: \$3207.35
 - ii. Linwood Butler: \$2386.00Rhonda motioned to accept the bid from Linwood Butler to be paid from replacement reserves. Marlene seconded. All in favor.
- c. Condition of Liner: Linwood Butler believes the wrinkling in the pool liner is a result of water getting behind the liner. He can drain the pool and vacuum the water out and smooth the liner prior to opening in 2019.

5. Tree Trimming/Removal: Korte Tree Service submitted a bid of \$2825.00. After review, the Board would like a more extensive look at the property for trimming to get trees away from buildings and limbed up from sidewalks.

6. Landscaping:

- a. There was general discussion about areas that are being neglected by the lawn care service. CAM to address with Grizzly Bear.
- b. A tree between 1100-11 and 1100-1 died and was removed. The homeowners in that area have requested the tree be replaced. Grizzly Bear provided three tree replacement options. Chris motioned to replace the tree with a White Pine for the cost of \$319.00 plus the cost of grinding the existing stump for \$150.00. Marlene seconded. All in favor.
- c. Chris motioned to approve planting three Princess Spirea at the 3800-9 building for \$165.00 and replacing the tree that was removed at the 3800-5 building with an appropriate planting recommended by Grizzly Bear not to exceed \$200.00. Marlene seconded. All in favor.

7. 2019 Budget:

- a. Termite Warranty Renewal: The 10-year no-charge warranty will expire October 2019. Wingate Pest Control to renew the 10-year warranty for \$25,000. The renewal is included in the 2019 budget to be paid from Replacement Reserves. 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.
- b. Website/HOA-Express: No action taken to change website. Candy suggested adding a question to the next resident survey to gauge website usage.
- c. 2019 Interest Rate on Delinquent Accounts: Marlene motioned to leave the interest rate at 18%. Chris seconded. All in favor.
- d. Dues Increase Notification Method: Marlene motioned to confirm the ratification of the budget and resulting dues by post card to homeowners. Chris seconded. All in favor.
- e. After lengthy discussion, Chris motioned to adopt the 2019 budget as amended with dues of \$115 for two bedrooms and \$137 for three bedrooms. Rhonda seconded. All in favor.

8. ACC Request – 1115-502: The unit owner submitted an ACC application to install security cameras. Marlene motioned to deny the request due to installation requiring penetration of the siding/building. Chris seconded. All in favor. The board would consider wireless options that do not require penetration of common elements.

9. Recent Criminal Activity: CAM explained what details they had been provided about the recent event at the property. A few residents expressed interest in adding security cameras throughout the property. CAM spoke with Alarm Communication Company, who explained that it would require a climate-controlled server room on the property, as well as the cost of purchase and installing the cameras. The useful life of an outdoor camera is roughly 5 years, therefore, the replacement cost would also need to be factored into the monthly association dues. The board has invited the Columbia Police Department to hold a session beginning at 7 PM before the annual meeting. Homeowners will be invited to participate in that forum/presentation.

With no further business, the meeting adjourned at 8:16 PM.