

Spencer's Crest Condo Association

Board of Directors Meeting

October 23, 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 4:00 PM by Chris.

The September 21, 2017 board meeting minutes were distributed and reviewed. Rhonda motioned to approve the minutes as presented. Don seconded. All in favor.

Collections: Reviewed by board.

Call Log: Reviewed by board.

Maintenance Report:

- Roof Repairs - Complete
- Crack and Control Joint Repairs – Complete
- Additional Approved Power Washing - Complete

ACC Approvals: None

Treasurer's Report:

- Marlene motioned to accept the September 30, 2017 financials as presented. Rhonda seconded. All in favor.
- Chris reported that the concrete expenditures were to be broken out in more detail for future comparison to the Reserve Study. CAM to look into further.
- CAM reported that the 2016 Audit was underway.

Old Business:

- 3800-205 AC: CAM reported that the previous unit owner has agreed to complete the repair.
- Fall Project Review: Tree Removal/Trimming Bid from Korte Tree Care. CAM reported that Korte Tree Care evaluated the property with Pat. The bid totaling \$7875.00 was forwarded to the board for review prior to the meeting. After discussion, Chris motioned to accept the bid less removal of the Cottonwood behind 3800-9 for \$900 and the 3800-8 garage for \$250.00. Marlene motioned to approve the scope of work as amended in the amount of \$6725.00. Chris seconded. All in favor.

New Business:

- Rules & Regulations Review:
 - As requested by MiddleOak Insurance Company, the board reviewed wording for an aggressive dogs' restriction to be added to the Rules and Regulations. Chris motioned to use the following wording for the restriction subject to legal review. "Any dog or breed with a known propensity, tendency or disposition to attack unprovoked, to cause injury or to otherwise endanger the safety of human beings or domestic animals is not permitted on the property". Marlene seconded. All in favor.
 - MiddleOak also requested that the Association notify all homeowners that they are required to use burst-proof hoses on washing machines. Tabled until the November board meeting when we plan to review their full list of recommendations and determine how to move forward.
 - Satellite Dish Rule Discussion: Chris brought up the ongoing difficulty in enforcing the prior approval and placement of satellite dishes on the property. He suggested possibly revisiting the rules on satellite dishes to ensure installation compliance with existing approved rules. After discussion, it was decided that the topic would be brought up at the upcoming annual meeting.

Annual Meeting: Chris to update/draft the annual meeting letter for final review/approval at the November board meeting.

Handicapped Accessible Parking Space Request: An owner in the 3800-2 building has requested a van accessible handicapped parking space in front of the building. Chris motioned to approve the request. Rhonda seconded. All in favor.

With no other business, Chris motioned to adjourn at 5:04 PM. Don seconded. All in favor.