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SPENCER'S CREST ANNUAL MEETING

NOVEMBER 4, 2009

Board Members Present: Barb Seabolt, Mary Jo Adams, Don Johnson and Daryl Saunders

Present from CAM: Pat Bess and Kim Broswell

President, Daryl Saunders called the meeting to order at 7:10 PM at the Derby Ridge Elementary School Cafeteria. There were 43 owners present in person or by proxy which was a quorum.

Proof of Notice of Minutes: all present is proof

Reading of 2008 Minutes: Daryl Saunders read the minutes. There was a correction regarding a motion made to adjourn the 2008 meeting and it was decided that since no one knew who made the motion, it would be corrected to read "Adjournment motion was made". There was a motion made to approve the minutes as corrected, seconded, all in favor.

Report of Officers: Daryl reported the following:

- Change in management companies from Columbia Condo Management (resignation) to Hawthorne Management (primarily a rental management company) and currently with Community Association Management (CAM)
- Owners were unhappy with the snow removal (Salter) service last year and the mowing/landscaping company (Tiger Turf) this year and therefore have signed a contract with Columbia Turf for both services 2009/2010
- Tiger Turf was contracted to remove 36 dead bushes and we will consider replacement in 2010 as the budget allows. We will not replace the dead cedars, but will consider other types of trees such as maple or oak.
- Mill Creek Landscaping planted ground cover on the north berm of 1115 Kennesaw Ridge
- There was a discovery of termite infestation around several buildings as well as carpenter bees and we entered into a contract with Wingate Pest Environmental Services to treat all buildings and provide a 10 year warranty.
- Tiger Turf worked on numerous standing water issues around the 1115- 100 and 400 buildings and also 3800-900 building. It appears that the problem is resolved with the 1115-100 building but not the others. We will continue to find the cause.
- We had to replace a broken wooden beam on the playground swings caused by numerous teenagers using the equipment designed for young children. We also removed and replaced

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mulch in the play area with wood chips. It appears that they did not put in enough as you can still see the black barrier under the chips in some places.

- Installed a motion detection light at the pool to deter late night trespassers
- We are considering a modification of the Declarations to restrict the percentage of rental units as it will affect the property values.
- The Board has revised the Rules and Regulations handout to include items approved by the Board over the last few years as well as tightening up some rules. These are copies available for owners to pick up tonight.
- There have been numerous complaints about owner and tenants allowing dogs out without a leash. This is not only a violation of the declarations, but a City Ordinance as well.
- There were fewer trespassers at the pool this summer due to the diligence of the pool committee and checking pools tags on a regular basis.
- The pool pump room door and trim were painted, but a second coat will be needed due to rust coming through. This will be completed prior to pool opening 2010.
- We are still having numerous trespassers on the basketball court as well as the shelter by people who live in the area, but are not residents. It appears that they believe that it is a public park in spite of the signage to the contrary.
- There has been illegal dumping at the 3800 and the 1115 dumpsters. Daryl witnessed one such case and reported it to the police which resulted in a ticket and fine. He encouraged owners to be aware and report such problems to the police.

Election of Directors: Don and Daryl's terms are expiring. Joy Rushing and Ed Robinson resigned. There was a call for nominations.

- Mary Jo Adams nominated Don Johnson and Daryl Saunders. Others nominated were, George Owens, Chris Provorse, Marlene Edgar and Shannon Shirley. Each nominee introduced themselves and gave a short bio. Votes were taken by written ballot. CAM counted the votes and Mary Jo Adams announced the elected individuals. George and Chris were elected for 3 year terms. Don and Daryl were elected to two year terms.

Unfinished Business:

- 1115 Kennesaw Ridge Building #1 water issue. There has been water standing between buildings 1 and 2. Daryl reported that work had been done this year and that it will be readdressed in 2010. The owner believes it is caused by the commercial construction. CAM reported that we have contacted the City regarding the additional runoff and that they said it was signed off on and there was no recourse. CAM will continue to work with the City.
- Manessa Weaver commented regarding the mowing schedule and tearing up of the grass. It was explained that the commercial mowers are on a schedule and that it would be hard to change our mowing day based on their schedule.
- An owner requested communication when power washing to going to be done.
- Several owners commented that a website would help increase the level of communication.

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- An owner inquired about a key card system at the pool which had apparently been discussed in the past. Daryl reported that due to other expenses in 2009 this project had been put on hold. The lock has been changed and new keys were issued instead. This was tabled for future consideration.
- An owner requested name badge/identification for the “pool committee” members so that people would feel more comfortable giving their name and address when requested.
- An owner requested that the association consider painting the rings around the lights in the breezeways.

New Business:

- Mary Jo reported that there is a higher ratio of renters vs. owners than the Board would like to see. She asked CAM to report on their work with another condo association which had experienced this issue and how they amended their declarations to control this for future sales. Mary Joe then requested an informal showing of hands to gauge support for such an amendment. More than a majority showed support and Mary Jo stated that this would be a goal for the Board in 2010.
- Proposed 2010 Budget: There was discussion regarding past due accounts and efforts taken to collect. There was also discussion about the lack of an audit for 2008 due to the lack of cooperation from Columbia Condo Management and the absence of a general ledger. Carolyn Johnson made a motion to approve the 2010 budget as presented, seconded by George Owens, all in favor.

Jan Porter made a motion to adjourn, seconded, all in favor at 8:48 PM