

Spencer's Crest Condominiums Association

Board Meeting Minutes

November 15, 2018

In attendance: Marlene Edgar, Rhonda Carlson, Chris Provorse, Dan Johnson and Alice Schawo

Absent: Candy Lindsey

CAM: Pat Bess

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

The October 18, 2018 meeting minutes were distributed and reviewed. Rhonda motioned to approve the minutes as presented. Marlene seconded. All in favor.

Manager's Report:

Collections; Reviewed by the Board

Call Log: Reviewed by the Board

Maintenance Report:

1. New Pool Cover installed.

ACC Requests: None

Officer's Report:

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

2017 Audit: Marlene mentioned that in her conversation with the auditor, she recommended that there be more specific itemization on the management company invoices and that they should be reviewed monthly. The auditor also recommended that the utility invoices be reviewed as well. Rhonda made a motion to have the management company invoices reviewed, however; not the utility invoices and that the 2017 audit be approved. Chris seconded. All in favor.

Marlene made a motion to open a 15- month CD with River Region Credit Union in the amount of \$100,000 at an interest rate of 2.85% (+/- .20%) with funds coming from the replacement reserve. When the CD at Bank of Missouri matures collect those funds and open a 9- month CD at Providence Bank at an interest rate of 2.50% (+/- .20%) and additionally add enough funds from the replacement reserve to make this CD an even \$130,000 (this amount being estimated around \$2,000). Rhonda seconded. All in favor.

Old Business:

1. Walk Through Report/Discussion:

3800 Tree Rings and Grass Restoration have been completed.

Unresolved Violations:

1115-908: Garage Door Damage. Deadline of 12/31/2018

3800-703: Replace Screen – letter was sent to owner after last board meeting to request the screen either be replaced or provide a copy of the contract to have the work done provided by November 15, 2018. There has been no communication from the owner so if work not completed by December 31, 2018 fines will be levied.

Resident Survey:

Fencing Costs: CAM provided updated pricing on fence as requested. Board requested that contractor provide a location where he had installed a similar fence so the Board members could drive by and look at it.

Pool Maintenance:

CAM to ask contractor when he is going to repair the liner.

Tree Trimming/Removal:

The Board reviewed the proposal from Korte Tree Care for a total of \$6,375.00. After discussion, Alice motioned to move forward with the proposal. Rhonda seconded. Marlene abstained. Motion passed.

New Business:

1. Water Rate Increase – Chris mentioned that he had attended the City held meeting concerning the potential water rate increase for 2019. As presented, it appears that there could be a drastic increase in water fees going forward. It was suggested that perhaps other Homeowners Associations or Condo Associations join forces to see if that would have an impact on the City's decision. CAM to reach out to other Associations to see if they would support a meeting to present a united front.

Annual Meeting to be held Thursday, December 6, 2018. CAM reached out to Office of Neighborhood Services to see if their police liaison could be available to speak to and answer questions from residents at 7:00 PM prior to the annual meeting starting at 7:30PM.

Meeting adjourned at 6:51 PM.