

SPENCER'S CREST CONDOMINIUM ASSOCIATION
Annual Membership Meeting Minutes
December 3, 2015

In attendance: 50 represented in person or by Proxy; a quorum was present.

The meeting was called to order at 7:30 PM by Chris Provorse.

The Board members, Chris Provorse, Ed Robinson, Marlene Edgar, Rhonda Carlson, Maryke Kelly and Don Johnson, introduced themselves.

Proof of Notice of Meeting: Those present and the proxies submitted are proof that the meeting notice was mailed.

The minutes from the 2014 Annual Meeting were included in the meeting notice. Sherry Dana motioned to accept. Motion seconded. All in favor.

Report of Officers: Financial Update: Chris reported that the Association was performing well financially and that nearly all expenses are either on or under budget. The meeting notice included a detailed letter regarding some of the larger expenditures, such as concrete replacement, pool liner replacement and power washing/stair sealing.

Report of Committees: No active committees

Old Business

Maintenance Items Completed in 2015: Chris reported that the following items were completed throughout 2015:

- Concrete Replacement completed
- Pool liner replaced
- Breezeway power-washing completed
- 3800-section stair sealing completed; projecting 1100-section stairs be sealed in 2016.

FHA Certification: After many efforts, the Association got FHA approved, which opens the pool of potential buyers up to those that are seeking FHA and VA loans. At this time, only one other condo association in Columbia is approved. Chris thanked CAM and Rhonda for their work to get the application approved.

Landscaping: Chris reported that the board and numerous homeowners were not particularly pleased with the performance of the landscaping company used in 2015. During the 2016 budget process, those services, as well as snow removal, were put out for bid. The association has contracted with Grizzly Bear Lawn Care for 2015 fall cleaning and trimming, 2015-2016 snow removal and 2016 lawn care.

Master Insurance Policy Change: Faced with an increase of \$10,000 from American Family Insurance, the Board explored other companies as well as deductible changes with the current policy, and ultimately elected to change to a \$5,000 deductible, effective January 1, 2016. The Board is making a strong effort to inform homeowners of the deductible increase, as well as ways to further protect themselves with their personal policy in the event of a loss.

The owner of 1100-1001 presented the Board with a letter detailing concerns she has about the 2014-2015 snow removal and barking dogs. Additionally, she requested the lawn care company start after 11 AM, and the conversion a handicapped parking space near the building back to an undesignated parking space since the owners needing the second space recently sold their property. A brief discussion about the items took place, and the Board agreed to take her concerns and requests under advisement.

Election of Directors

With this meeting, the terms of Marlene and Chris expire. Prior to opening the floor for nominations, Chris explained the role and expectations of a board member.

Marlene Edgar, Chris Provorse and Alice Schawo were nominated to the two open positions. After discussion, it was determined that there was also a term with two years remaining due to the resignation of Matt Wilp (elected in 2015). With that, a motion was made by Jan Porter to elect Marlene and Alice to the three-year terms and Chris to the two-year term. Motion was seconded. All in favor.

Unfinished Business

None.

New Business

2016 Budget: The 2016 proposed budget was mailed with a summary as part of the meeting notice. Chris summarized the proposed increases, projected Reserve expenditures, as well as Reserve contribution. The 2016 budget was ratified as presented.

With no further business, the meeting adjourned at 8:15 PM.