

Spencer's Crest Condominium Association

Annual Meeting Minutes

December 4, 2014

The number of people/condos represented in person or by Proxy: 56; quorum present.

CAM: Pat Bess and Kim Broswell

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

Those in attendance in person or by Proxy are proof that the meeting notice was mailed.

The board introduced themselves to the membership.

The 2013 Annual Meeting minutes were distributed with the notice of the meeting. Daryl Saunders motioned to approve. Motion second. All in favor.

Chris announced the 2014 Accomplishments:

- Large tree trimming
- 4,000 square feet of concrete replaced
- Installation of pool card entry system and camera-surveillance system
- Aggressive collections: down \$1,600.00 from last year
- Replacement of deteriorating mailbox numbers

2015 Plans:

- Continue concrete replacements
- Pool liner replacement, as it at the end of its useful life
- Shrub trimming planned for early spring 2014.

There was comment from homeowner regarding trimming and how tall the bushes and that it is a safety concern.

Reports of Committees: There are no active committees at this time.

Three terms expired with this meeting; Don Johnson, Barb Seabolt and Matt Wilp Luann Ianke (1100-1003) nominated Maryke Kelley. Motion second.

Daryl nominated Don Johnson and Matt Wilp. Motion second.

Carol Johnson motioned to elect the three officers by acclamation. Motion second. All in favor.

Daryl Saunders and Joe Sullivan inquired about why the Association hired a contractor out of Jeff City. Chris explained how the scope of the job is too large for many Columbia-based companies. A homeowner reported two broken windshields at the 1100-4 building this past year which he thought could have been caused by the landscapers, however; these had not been reported to management.

Concerns were expressed regarding vehicle break-ins. There was follow up to a 2013 discussion about fencing around the complex. The bid that was obtained to install a fence around the perimeter of the complex was for \$100,000-200,000.00. Another homeowner suggested installing security cameras.

Daryl Saunders inquired about trespassing at the basketball court. Chris reported that the board received a lot of negative feedback when the basketball goals were taken down and therefore they were re-installed. We did not experience the level of complaints regarding the basketball court in 2014 as we did in 2013.

Rhonda discussed FHA financing and reported that the association had not received much assistance from Senator Claire McCaskill's office, but letters were provided for owners to sign and send to keep this issue in front of them.

2015 Proposed Budget and Dues: Chris explained the need for increased dues to the membership. He explained that there were significant increases in insurance by \$15,000.00. Also, there has been an increase in the Electric utilities for small users by the City of Columbia. He explained further that the oldest buildings are nearing 17 years of age and are requiring additional maintenance, and lastly, that the association consistently goes over-budget for snow removal, thus making a budget adjustment necessary. The 2015 dues will be \$99.00 for a 2 bedroom unit and \$118.00 for a 3 bedroom unit.

A homeowner inquired about cutting back sprinklers to running every-other day. Board is to review and discuss.

With no further business, the meeting was adjourned at 8:25pm.