

Spencer's Crest Condominium Association
Annual Membership Meeting Minutes
December 5, 2013

The meeting was called to order at 7:40 PM by Matt Wilp

With 44 members present in person or by proxy, a quorum was established.

CAM: Pat Bess and Kim Broswell

Proof of Notice of Meeting: Those present constitute proof that notice was mailed.

Approval of the 2012 Annual Meeting Minutes: The 2012 meeting minutes were mailed with the meeting notice. With no additions or correction, the minutes stand approved as written.

Report of Officers:

- Marlene Edgar – Treasurer – Marlene reported that the 2012 audit was completed and everything was found to be in order and properly documented.
- Matt Wilp - President – 2013 Accomplishments
 - Power washing of all breezeways
 - Staining/Sealing of stairs in the 1115 section. Plan to continue with one section per year for the next two years.
 - Signage added to the 3800 section at the request of the Fire Department.
 - Several trees and bushes were replaced in the fall. Additional replacements are planned for Spring 2014.
 - Concrete Replacements throughout Spencer's Crest (\$17,878.24 from Reserves)
 - Through our aggressive efforts to collect past due accounts, we have collected \$5040.21 toward/settling 4 large past due accounts.
 - Insurance Claims: Only one large insurance claim in 2013 in the 3800-9 building related to water. The work has been completed.
- **2014 Major Improvement Plans:**
 - Continued Landscaping Replacements: \$2,500
 - Pool Card Entry & Camera System: \$6,978.57

Rhonda Carlson gave an updated report on the status of FHA recertification. The board continues to work to find the specific reason for denial of recertification.

Jan Porter inquired about how to enforce usage of basketball courts.

Discussion had about the possibility of fencing/gating community.

Reports of Committees:

- Satellite Dish Committee: The rules and approval process are in place and homeowners are required to pay a deposit for the installation of a satellite dish to cover cost of removal if the owner does not remove after discontinuing service with the satellite provider.
- Landscaping committee: Don reported that he has evaluated 1115 section for replacement and 36 plants have been identified for replacement. \$2,500.00 is to be put in to 2014 Budget.

Don reported that spider mites were found on the burning bushes throughout the property. The association had them treated. Although many appear dead, landscaping experts believe all or most of them will come back. The board will continue to evaluate them in the spring.

Open for Question:

- Comment on taking care of back buildings on Saddlebrook same as front.
- Jan Porter inquired about broken curbs throughout – will be evaluated for replacement.

Election of Directors:

- Ardith Hurst and Emma Craig volunteered to count votes.
- Rhonda Carlson and Kat Kaluzny's terms expire with this meeting.
- Rhonda Carlson was nominated by Emma Craig. Barb Seabolt second.
- Daryl Saunders nominated Ed Robinson. Joe Sullivan second.
- Jan Porter motioned to close nominations and elect Rhonda and Ed by acclamation. Daryl Saunders 2nd. All in favor.

New Business: 2014 Budget and Annual Assessments:

2014 Budget & Annual Assessments: The estimated cash requirement and annual assessments was mailed with the meeting notice.

- Items of Interest in the Budget:
 - Insurance Rates have increased significantly for the upcoming year. We did bid the insurance, and we could not come close to competing with the rate, coverage and deductible structure of American Family. We did work with American Family to apply all possible discounts to the policy and add a condominium rider to the policy, which lowered the initial renewal rate proposed by the company.
 - Utilities continue to increase, namely water.
 - Increased the Contribution to reserves in accordance with the reserve study (although we are behind the reserve study contribution).

Kat Kaluzny motioned to adjourn at 8:05 PM. Marlene Edgar second. All in favor.