

Spencer's Crest Condominium Association

Annual Membership Meeting Minutes

December 7, 2017

The meeting was held at Derby Ridge Elementary School, and was called to order at 7:30 PM by Chris Provorse, Board President.

Guest: Michael Trapp, our 2nd Ward City Council Representative was introduced to give the group an update on City activities including a new North side police station at the intersection of Rangeline and International Drive, the new Psychiatric Hospital being built on Rangeline bringing 200 jobs and hopefully more development. He also mentioned that there is a new Dunkin Donuts coming on the corner of Blue Ridge by Grace Bible Church. He encouraged residents to contact him with questions and to attend his twice monthly meetings held at Pho Quan Viet Cuisine, 1301 Vandiver Drive from 4:30 PM to 6:00 PM the Friday before each Council Meeting.

Roll Call: Completed via a sign-in sheet. With 53 condominiums represented in person or by proxy, a quorum was represented.

Proof of Notice: Those present are proof that notice was mailed and received.

The 2016 annual meeting minutes were mailed with the meeting notice. A motion was made and seconded to dispose of reading of the minutes and approve as written. All in favor.

Report of Officers:

Treasurer's Report: Chris reported that the 2016 audit had been completed by Howe and Associates with no findings and will be added to the website.

Chris gave a report on 2017 property highlights:

- Excess funds from snow removal were used to seal the expansion joints in the parking lots to extend the life of the concrete
- Korte Tree Service will be removing/trimming and thinning trees in 1115 Kennesaw and 3800 Saddlebrook starting next week.
- New bushes were added in several areas and we will continue to evaluate annually.
- 5100 square feet of parking lot concrete was replaced and this will also be evaluated annually.
- Approximately one-third of the brick exteriors were sealed this year which extends the life of the masonry and more will be done next year.
- The stairs in 1115 Kennesaw Ridge Rd section were sealed this year and next year that will be done in the 3800 Saddlebrook Place section.
- Power-washing was completed and will be done annually in the future as this was one of the items of concern expressed last year by many residents.

Chris also gave a 2018 update:

- New Insurance Carrier: The property insurance was placed with MiddleOak Insurance Company, which specializes in condominium coverage for the upcoming year. The former carrier, American Family Insurance Company was proposing to increase the wind/hail deductible to 2% with the renewal. MiddleOak offered a better premium with higher property values. It was noted that our largest losses are from water damage and therefore the insurance company is recommending that owners check their washing machine hoses and change them to the new "burst-proof" hoses, add pans underneath the hot water heaters, check for leaking pipes,

toilets and to make sure that the air conditioner condensation line located in the laundry room is cleaned and lined up with the drain in the laundry room floor.

- Loss Assessment Endorsement: Owners are encouraged to check with their insurance agents to make sure that they have this coverage on their condo insurance to assure that there is coverage for a special unit assessment which could be billed back to the owner to cover the condo association deductible of \$5,000.
- Aggressive Dog Rule: The insurance carrier also requested that the association have this rule in their Rules and Regulations to address dogs with aggressive behavior.
- Rhonda Carlson, at the request of an owner, gave an update on the zoning issue that was discussed at the last annual meeting.

At this time there were a few questions:

- 3800-4 building has no grass at the edge of the breezeway – Chris explained that this is caused by people not taking their dogs away from the building and therefore causing an acid buildup in the dirt which prevents grass from growing.
- Leaf Clean-up – Chris explained that this would be done when they do the spring clean-up.
- Roof Replacement Reserves: An owner asked is there would be enough money in reserves to replace the roofs when it needed to be done or if it would require a special assessment. Chris explained the Reserve Study and how the Association is putting money away to cover these expenses, however; there is a possibility that it could require a special assessment, but not one as large as it could be since money is being set aside.
- Irrigation: A comment was made that the irrigation was running too late in the year. We have had a very dry fall and irrigation was on longer than normal. There was a particular location at 1100-5 and 11 buildings where the area is very wet. The contractor will be notified to check this area specifically when the system is turned back on in the spring.

Election of Directors:

Chris announced that there are three open positions on the board with the expiration of the terms of Don Johnson and Chris Provorse and another position opened by a member who sold their condo. Candy Lindsey volunteered to run for the board, Marlene Edgar nominated Don Johnson and Rhonda Carlson nominated Chris Provorse. Delbert Gaines motioned for the close of nominations and elect the slate of directors by acclamation. Vicky Purdy seconded. All in favor.

2018 Budget:

- The proposed budget was mailed with the annual meeting notice with a detailed explanation of increases, savings and large expenditures.
- The proposed budget would increase dues on a two-bedroom unit to \$111.00 and a three-bedroom unit to \$133.00.
- The 2018 budget was ratified in accordance with the Declarations.

With no further business, the meeting adjourned at 8:23 PM.