

Spencer's Crest Condominium Association, Inc.

November 5th, 2008 Annual Meeting Minutes

Call to Order

Board President Marvalee Alinder called the meeting to order at 7:10 p.m. Other Board members in attendance were Daryl Saunders, Mary Jo Adams, Joy Rushing, and management staff Sarah Melchert. Board members Don Johnson, Molly Delgado, & Christine Heidenreich were absent.

(a) **Roll call, and certification of members and votes present:** Melchert counted signatures and proxies and determined there was a quorum with 46 members represented.

(b) **Proof of notice of meeting or waiver notice:** The notice was mailed out to all members in accordance with the bylaws.

(c) **Reading of the minutes of the preceding meeting:** Alinder asked for a motion to accept the minutes as written. Jan Porter made the motion, Jeff Zimmerman seconded, and it carried unanimously.

(d) **Report of officers, if any:** Board president Alinder reported the following:

- ◆ All handrails at 1115 Kennesaw have been painted.
- ◆ Holes in concrete driving areas have been patched and parking stripes repainted.
- ◆ Around 48 new trees have been planted to add a natural barrier around the property line.
- ◆ A baby-swing has been added to the playground equipment and the mulch has been replaced with woodchips.
- ◆ The 2007 audit is in process and had a late start.

Saunders reported as part of the pool committee:

- ◆ In 2007 around 45 trespassers were asked to leave the pool, and in 2008 around 27 trespassers were asked to leave.
- ◆ In 2009 the pool will be accessed by electronic key cards, but the system will not be 100% fool proof.
- ◆ All members need to be proactive in each area by reporting dumpster abuse, picking up trash, reporting suspicious activity.

Alinder then reviewed all of the board policies in the handbook as well as the policies that have been added since the document was published.

Joy Rushing reported for the Neighborhood Watch Committee in the absence of Heidenreich, the committee chair. She reported Officer Mike Hayes of the Columbia Police Dept attended and guided the association in creating the committee. However, the committee still needs more members and it would be nice to have members in each of the three areas. All members need to report suspicious activity to the police.

(e) **Report of Committees, if any:** There was no report.

(f) **Appointment by presiding officer of judges of election:** Alinder informed members that as of this annual meeting her term has ended and she will not be re-running for the Board. Alinder served as Board President for two years and thanked all past and present Board members she had worked with.

Two members were needed to volunteer to count ballots. Nancy Bradshaw and Sharon Cowen volunteered.

(g) **Election of members of the Executive Board:** Alinder stated that there were three terms on the Board ending and Joy Rushing was willing to serve another term; Alinder and Delgado were not. Mary Jo Adams nominated Rushing. Jan Porter nominated Ardith Hurst, and Alinder nominated Ed Robinson. Mikki Bohon motioned to close the

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nominations, and accept the slate as nominated. Porter seconded and it carried. Robinson, Rushing, and Hurst were elected to serve three-year terms on the Board.

(h) Unfinished business:

- Alinder reported to members that Columbia Condo Management LLC has submitted their 60-day notice for resignation. Alinder explained that Glenna Kilfoil's husband had been in poor health for an extended time, and Melchert had been carrying the load. Rather than give poor service, the company elected to resign. Rushing reported she has a list to contact for new management and Melchert had provided a couple leads as well.
- Alinder stated that the metal edging at Saddlebrook would be replaced with pavers after 1115 Kennesaw had been completed and funds were available.
- Buildings are power washed every other year and are scheduled to be done again in 2009. It was reported that stair railings were often dirty and should be cleaned on a semi regular basis.

(i) New business, including the ratification of Recommended 2009 Budget and Annual Assessment – Copies of the 2009 proposed budget were mailed out with the meeting notice and were handed out by management at the meeting. Alinder reminded owners that since a 10% increase was approved last year, the Board agreed not to propose another increase for the coming year. Fees would stay the same in 2009 as they were in 2008. Ray Henderson motioned to approve the 2009 budget, Robinson seconded, all were in favor. The 2009 proposed budget was approved, monthly assessment fees are \$64 for two bedroom units and \$76 for three bedroom units. Henderson reported an erosion problem between buildings 3 and 4 of 1115 Kennesaw. Jeff Zimmerman reported many of the garage number stickers were worn and a policy for replacing them was needed so they would continue to match when owners replace them.

Adjournment

There being no further business, Steve Ryan motioned to adjourn the meeting, Mikki Bohon seconded. The meeting adjourned at 8:32 p.m.

Minutes prepared by Association management staff Sarah Melchert.

This is the first draft of the annual meeting minutes.