

SPRINGWOOD VILLAGE CONDOMINIUM, INC.
Board of Directors Meeting Minutes
June 26, 2018

APPROVED

Board Present: Barbara Foster, Jeff Domfort, Gerald Frenzel, Diane Mills

Also Present: Diane Suchy of Bosshardt Property Management LLC was present

Location: Clubhouse

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m., Barbara Foster, President.

The pledge of allegiance was given.

2. Approval of Minutes

Upon motion by Barbara, second by Gerald and unanimous vote, the minutes from and May 18, 2018 were approved as read by Jeff.

Financial Report

Jeff gave the financial report for May 31, 2018. There was \$92,201.32 cash in the Gateway operating account and \$9,334.65 in the Renasant operating account. Expenses for the period were \$49,147.89. Reserve account total is \$450,297.29. The over 90 days accounts receivable as of June 22, 2018 is \$2,119.59. Upon motion by Diane Mills, second by Barbara and unanimous vote, the treasurer's report was accepted as presented by Bosshardt.

Management Report – Diane submitted a written management report. Barbara thanked Todd and others for serving on the fining committee for Wingo. However, the fining hearing was not legal as Todd could not serve as he is an employee. Board wanted to know options other than fining for unscreened tenants. Barbara reported that Neal Clayton of Clayton & McCulloh stated that after a violation letter was sent to the owner and tenant, Springwood could fine and/or evict. The board would like to know how much it costs for eviction and if this could be billed to the owner. Barbara to provide a list of violators to be addressed. Upon motion by Jeff, second by Barbara and unanimous vote, the manager's report was accepted. Diane to obtain pricing for entrance sign and get roofing estimate from Perry Roofing.

Upon motion by Barbara, second by Diane Mills, and unanimous vote, Bosshardt is to start the fining process over for Wingo and after 10 days, it will be sent to Brad to file an eviction. Of the list of violators provided by Barbara, upon motion by Gerald, second by Barbara and unanimous vote, Bosshardt to send letters to owners by certified mail and hand deliver to tenants.

1570 H, owner Tripp, tenant owns a Husky and it needs to be removed immediately. Tenant is also not picking up dog feces.

Unfinished Business – Pressure washing and engineering are a work in progress.

New Business

Maintenance – Todd reported that 8 hallways have been painted. There are 8 hallways left to paint. More lights were ordered. Carpet at 1541 was pulled. New gutter installed at 2419. Roofs, gutters and downspouts were done. \$7,200 worth of tree trimming was done.

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Leases/Sales – Upon motion by Diane, second by Gerald and unanimous vote the following leases and sales were approved:

Leases: Nabritt to Whipple & Cramer – 1570 S. E. 27 Street, G

Ouray Holding, LLC to Lake – 1567 S. E. 27 Street, B

Ashley to D'Scott – 1541 S.E. 27 Street, G

Ouray Holdings, LLC to Sims & Younce – 1567 S. E. 27 Street, C

Mohseni to Bohannon – 2558 S. E. 15 Avenue, G

Sales: None

Upon motion by Gerald, second by Diane and unanimous vote, the meeting was adjourned.

Respectfully, submitted by Diane Suchy of Bosshardt Property Management, LLC.