

SPRINGWOOD VILLAGE CONDOMINIUM, INC.
Board of Directors Meeting Minutes
August 15, 2019

Board Present: Barbara Foster, Brenda Lewis, Barbara Strohm, Jeff Domfort, and Jim Stripling via phone

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

Location: Springwood Clubhouse

1. CALL TO ORDER

As there was a quorum, the meeting was called to order at 6:03 p.m., by President, Barbara Foster.

The Pledge of Allegiance was given.

2. Approval of Minutes

Brenda read the minutes from July 18, 2019. Upon motion by Jeff, second by Brenda and unanimous vote, the minutes were approved.

Financial Report

Barbara gave the financial report for July 31, 2019.

Expenses for the period were \$31,658.66.

Three owners represented the over 90 days accounts receivable.

Renasant Operating account - \$36,800.62 cash

Ameris MM reserve account - \$114,872.04

Renasant MM Reserve Account #2318 - \$80,865.01

Renasant CD - \$98,090.48

As of 7/31/19:

Ameris CD #8565, \$101,507.09

Ameris CD #1595, \$101,279.58

Upon motion by Jeff, second by Brenda and unanimous vote, the treasurer's report was accepted as read by Barbara Foster.

The Board of Directors asked about the disposition of the three owners at the top of the A/R list. Diane will advise.

Unfinished Business – Diane reported that the parking lot signs will be completed Friday or Monday.

New Business

Upon motion by Jeff, second by Brenda and unanimous vote, the underpinning at 1567 S. E. 27 Street, in the amount of \$17,765 (GeoTech & Foundation Services) and the drainage work at 1541 S. E. 27 Street, Unit H, in the amount of \$7,500 (Mack's Repairs) will be done. Jim would like to have a diagram of where this drainage work will be done. These funds will be taken from the "Sinkhole reserve" fund of approximately \$35,265.53. The previous work for the sinkhole in the common area will wait until more funds are available.

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Leases/Sales: Upon motion by Jeff, second by Brenda and unanimous vote, all the leases and sales listed on the list dated 8/12/19/19, are approved.

Upon motion by Jeff, second by Brenda and unanimous vote, the owner at 2410 S. E. 16 Avenue, Unit G (Eiswert) will be fined \$100 per day up to \$1,000 for having a second dog (dangerous Husky dog) in the unit, and the association will move forward with an eviction for the unscreened male occupant at the same address.

A contract for management of four (4) units at 2564 S. E. 15 Avenue, from Bosshardt Property Management was given to the Board of Directors. The Board would like to some time to review same and return to Garry on Monday. Jim requested a copy of the current rental contract with Bosshardt for the one association owned unit.

An ARC request was submitted by Yvonne Ferrell for a short perimeter fence, installed in the ground, around the patio at 1567, Unit B. Upon motion by Barbara, second by Jeff and unanimous vote, the request as presented at this meeting was denied.

Upon motion by Jeff, second by Barbara and unanimous vote, it was agreed that any owner who owed more than \$1,000 that is over 90 days past due would have their rights to vote suspended for the Special Members' meeting. Diane to send letters.

1. If the BOD approves a decision at a monthly BOD meeting that a letter (Payment, Eviction, Rules Violation, etc.) should be sent out to a unit owner by our Management Company, then that action should be completed by our Management Company BEFORE the next scheduled monthly BOD meeting (typically 30 days later).
2. If the BOD has made a request of our Management Company (contact a vendor, obtain an estimate, approve payment or authorize payment to a vendor, obtain an answer on a question from the Management Company, contact a unit owner, document a finding, etc.), then that action should be completed by our Management Company BEFORE the next scheduled monthly BOD meeting.
3. If the BOD has made a decision or a request (per item 1 or 2, above) of our Management Company at a scheduled monthly BOD meeting, then the Management Company representative present at the following BOD meeting (typically thirty days later) should be FULLY PREPARED at that meeting to communicate the current status of the Management Company's actions regarding that previous request, with all pertinent details.

Amendment by Jeff

Re: Item 1 of the motion above, amend the motion to read "..., then that action should be completed by our Management Company WITHIN 7 days from the BOD meeting where the decision was approved." Brenda seconded the motion and the motion carried.

Upon motion by Brenda, second by Barbara Foster and unanimous vote, the meeting was adjourned at 7:15 p.m.

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