

Springbrook Owners Association Meeting  
Minutes – ~~May~~ 2006, 7:30PM  
*Rod*

Attendance: Jan, Rod, Andy, Dave and AIS

1. Andy says he will probably like to volunteer when he can. For now, he wishes to retire from the board.
2. Tracey Brister and others may present at annual meeting.
3. Wheat residence issue – We are still seeking an Atty to take up issue with 306 Deren Ln.
4. Rezone on March 20 – Rod to go to meeting; Committee recommendation will be to rezone to commercial.
5. Springbrook residents have responded well to with far fewer association rule violations per month compared to recent months before new enforcement letters.
6. Clubhouse Proposal – two plans proposed, basic specs, 20ft easement will limit size, 70K Palm Harbor prefab, bury foundation so it does not look like a trailer, Branch Creek is a sample subdivision, requires 1000 dep to come out for estimate. Bill with Conann Homes (about \$80/sqft) will make a 1200sqft home... real home for about 99K and about 9 to 10 K for parking lot plus another 10k for permits. Advanced construction offered similar over the phone estimate of about 116K. Regions bank probably do around 7.25%... probably no problem loaning the money. Disposal, utilities, maintenance... overall monthly for estimated note plus incidentals would run about 1000/month. Users of the clubhouse will need to rent or at least provide a security deposit to cover potential and eventual damage. Sound system or PA system, projector, podium, chairs, lighting, ceiling fans, blinds, draperies, location and presentation are yet to be determined. – Voted to build a Springbrook clubhouse of about 160K based on current estimates, and available known funding options. Details about the clubhouse to be a topic of continued debate and planning. Vote proposed by Rod, seconded by Jan and Passed unanimously.
7. Called Bill Conann during meeting - Bill willing to present at meeting or field questions about clubhouse structure and building process.
8. Jan motioned to raise association dues by 10% for the next year, Rod seconded and passed unanimously.
9. Sidney Hacker to present at annual meeting confirmed.
10. FCC ruling pending on satellite location rules.
11. More members needed as signers on association checking account. Possibly after new board member matriculation.
12. Architectural Form Submission Process – Postponed for meeting in April.
13. Jan motioned to make signs and send postcard announcements of annual meeting. Seconded by Rod, passed unanimously.

Meeting closed at 9:05PM