

**ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**Wednesday, October 10, 2018**

A Emergency Board Meeting of the Arbor Ridge Condominium Association was held on Wednesday, October 10, 2018 to discuss the October 2, 2018 proposal from Sandy Mendoza to fill holes on the common areas of the association and for needed repairs to the chimney on unit 1000. The meeting was called to order at 12:54 p.m.

Present at the meeting was Tom Heckman, Anneta Silvius, Pat Thomas, Rick Boehm and Donna Baxley. There was no representative available from P.J. Morgan Real Estate.

The only bid received was from Sandy Mendoza. The bid proposal was \$3000.00. There was discussion regarding the immediate need for the repairs and the amount of the bid from Sandy. A breakdown of the proposal was discussed at length. After discussion, a motion was made by Anneta to ask Sandy to re-negotiate his bid and resubmit it (in writing). The budget does not allow for an additional \$3000 for repairs. A lower bid would be needed. The Board suggested not having sod put down this fall. This would leave approximately \$2540 for the rest of the work. We would ask Sandy if he would do rest of the work for \$2000 instead of \$2540, as a counter-offer for a re-negotiation. Beth would work out the final negotiated cost with Sandy.

There was also a discussion for a bid for the removal of three trees at 1006, 1026, and 1029. The board discussed asking Beth to inquire about bids from John Lesinger and Hotze or other authorized contractors.

Also discussed was the need immediate need for gutter cleaning on units 1024 – 1030 and units 1016 to 1022. Also the recent wind damaged the gutter on unit 1014 . This needs to be repaired immediately.

The next regular meeting of the Arbor Ridge Association will be on November 5, 2018 if needed.

Donna Baxley  
Secretary  
Arbor Ridge Condominium Association