

**ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.**  
**2021 ANNUAL HOMEOWNERS MEETING**  
**SATURDAY JULY 17, 2021 9AM**  
**MEETING PLACE "IN THE CIRCLE" DUE TO COIVD-19**

The 2021 annual meeting for all the homeowners was on Saturday, July 17, 2021 at 9am, in "The Circle", Anneta Silvius, President, called the meeting to order at 9:10am. There was a determination that there were 25 households present, which is enough to reach quorum.

**2020-2021 ACCOMPLISHMENTS OF THE BOARD:** Anneta had everyone go around and introduce themselves and started the meeting off with the accomplishments of the Board over the last year. The Board has worked very hard to monitor expenses and keep them within budget the last year, which was successfully done. This has actually been done for the last two years!! The Board continues to work closely with Kat as well as the contractors for the HOA. The original contractor that we had to do the painting of the units, has bowed out of the contract due to scheduling overload. Kat was able to successfully retain another painting company, True Finish Painting to step into the old contractor's place for the same price that was originally quoted. Kat was also able to recover the deposit in full from the previous contractor. True Finish Painting is not requesting a deposit to be made. The asphalt work has been completed and all in all looks pretty good. There are a few places that Kat will work with Parking Area Maintenance on to ensure that they are repaired. Kat will also work with Waste Connections to get the area repaired where the garbage truck came into the neighborhood at. The Board did walk around to locate areas that Joe will need to put fill dirt in and around. Still working on the moles/voles infestation. There is a "stick" that you can place in the ground that gives off vibrations and is supposed to keep them away, available from Amazon. The Board will try this in various locations.

**MINUTES:** Review of the 2020 Annual Meeting Minutes. Motion by Glen, seconded by Cindy all approved. Minutes accepted as written.

**BUDGET:** The Board prepared a 3-year budget for the homeowners to review. There will be no increase of dues this year. The 3-year budget is a projection, and each year will be reviewed and adjusted as needed. All approved, budget passes.

**BOARD POSITIONS:** There are two board positions up for election. Mary Jo and Keith's terms are expiring and they are not going to re run. We thank both of them for the time and dedication to the Board. Jolene Edmonds and Donna Baxley will replace them, welcome to the Board!

**ADJOURNMENT:** Motion to adjourn the meeting at 9:50am all approved.

Minutes Recorded by Kat Betts, PJ Morgan Real Estate