

ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING
MONDAY, JUNE 3, 2019

A Board Meeting of the Arbor Ridge Condominium Association was held on Monday, June 3, 2019 at 1008 Arbor Ridge Circle. The meeting was called to order at 3:37pm. Present at the meeting were Tom Heckman, Donna Baxley, Rick Boehm, Larry Rockwell, Anneta Silvius, and Pat Thomas. Homeowners present were Dennis and Cynthia Keithley, and Kay Girmus. Beth Krolkowski, representative from P. J. Morgan Real Estate was also present.

EXTERIOR REQUESTS: Dennis and Cynthia Keithley have sent revisions of the proposal for their deck to the Board of Directors, which removes the steps. Anneta motioned to approved the revised proposal, which Rick seconded and all approved.

Kay Girmus is requesting permission for a dumpster to be in her driveway for a period of 2 weeks, while interior work is being completed. Larry motioned to approve the request, Anneta seconded the motion and all approved.

MINUTES: The April 1, 2019 Board meeting minutes were reviewed, a motion was made by Rick to approve the minutes, which was seconded by Larry. All approved.

The May 6, 2019 Board meeting minutes were reviewed, a correction was made to a motion regarding the retaining wall project. Donna motioned to approve the minutes as corrected, Rick seconded the motion and all were in favor of approval.

ROOFING: An estimate for roofing/ventilation repairs was previously approved for 1013, Larry motioned to revise the previous approval for the estimate as the association should only be responsible for the exterior repairs covering the roofing which is in the amount of \$100.00. The Owners would be responsible for any ventilation work. Anneta seconded the motion and all approved.

FINANCIALS: The Board reviewed the May 2019 financial report. Income for May 2019 was \$8,858.38, expenses \$9,827.97. Operating cash balance \$844.09, Money Market Account balance \$46,519.31 and Savings account balance \$10,197.88. Total cash balance \$57,561.28. The Board discussed the year to date expenses, the equalization of the dues which would require amending the Bylaws. The Board also discussed the increase that went into effect last year. The Board decided to table the discussion, but all Board members will need to think about 1. Correcting the formula when figuring a dues increase. 2. Increasing dues for inflation purposes. 3 Revising the 2018-19 \$50.00 increase 4. A special assessment. Larry will also work on putting together a proposal.

ANNUAL MEETING: The meeting is tentatively scheduled for July 27th pending the availability of the Church. 9:30am for coffee, with the meeting to start at 10am. Pat will contact Eileen to see if the Church is available, once confirmed Beth will draft the meeting notices for the Board to review. The Board discussed having each Board member discuss issues at the annual meeting. Board members will need to think about an item they wish to talk about.

BOARD OF DIRECTORS: Donna, Tom, Pat and Rick are not interested in serving additional terms on the Board of Directors. The Bylaws allow for 7 Board members, require at least 5. Tom and Beth will work on drafting an email/notice to homeowners to start thinking about volunteering to serve.

LAWN CARE: There were some concerns regarding yard waste dumping by the lawn care company, which were addressed and taken care of. Anneta did inspect the concerns and found no issues.

EROSION ISSUES: The retaining walls were prioritized, as 1011/1013 is the largest concern, and if possible, to have 1013/1015 completed in the next fiscal year. 1027 also has a retaining wall issue that is believed to be worse than the one at 1013/1015. The dirt work also needs to be completed as soon as possible as we don't want additional damages.

PAINTING: Repair work estimates are needed before we get an estimate on the painting. Sandy has been asked to submit a proposal, Beth will reach out to additional contractors for estimates.

ROOF AT 1000 ARBOR RIDGE: The Board determine to approve the Apple Roofing estimate for \$300.00, and also have them check the flashing around the skylight.

SPRINKLERS: Buffalo is working with Joe to get the system started.

TREES: TruGreen has already been out as scheduled.

1004 ARBOR RIDGE CIRCLE: The front steps are pulling away from the foundation, siding is also pulling with it and cracking. Beth will contact some contractors and get estimates.

1008 ARBOR RIDGE CIRCLE: The Board previously approved reimbursement for flooding of the basement, during the snow melt/spring rains since the flooding was caused by erosion issues. The Board had approved the owners to submit their receipts for reimbursement, which was unintentionally omitted from the minutes.

LAWN CONCERNS: There is a large void under the concrete driveway at 1031, there is a common area concern with the downspout which needs to be corrected, then Beth can send a letter to the homeowners reminding them that they are responsible for the driveway. If the owners do not proceed with repairs, the association can have the work completed and then billed back to the owners.

WILD FLOWERS: The wild flowers were planted last year, as requested by a homeowner. The Board did approve the request at that time.

NEXT MEETING: The next Board meeting was scheduled for June 25, 2019 at 2:00pm.

ADJOURNMENT: Anneta motioned to adjourn the meeting at 5:52pm, Rick seconded the motion and all approved.