

ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING
MONDAY, NOVEMBER 5, 2018

A Board Meeting of the Arbor Ridge Condominium Association was held on Monday, November 5, 2018 at The Council Bluffs Library. The meeting was called to order at 3:29pm. Present at the meeting were Tom Heckman, Donna Baxley, Rick Boehm, Larry Rockwell, and Anneta Silvius. Beth Krolikowski, representative from P. J. Morgan Real Estate was also present.

MINUTES: The October 1, 2018 and October 10, 2018 minutes were reviewed, Donna motioned to approve the minutes, Larry seconded the motion and all approved.

FINANCIALS: The Board received the October financial report.

LAWN CARE: Copies of Celeste's contract were distributed and reviewed. All lawn care invoices for 2018 were also provided. Leaf clean up will occur an additional 1 -2 more times as the leaves fall. Gutter cleaning still needs to be completed. The Board discussed having Ramon attend a Board meeting in late winter/early spring to discuss some concerns, such as the hard edging, mowing while the grass is wet.

Tom has started putting a list together of items that will need to be addressed on the next request for proposal (RFP) for the lawn care/snow removal. Tom asked that the Board start to review and bring additional feedback to the list. The Board determined that the RFP should be sent out in mid to late Summer of 2019 to contractors to get estimates for the services.

EROSION ISSUES: Sandy has been given the approval to start the work to complete the erosion issues, he has requested 50% down payment to start the work, which the board approved.

The wall between 1027 and 1029 is really starting to sink, and continues to get worse. There is a sink hole by the wall which is believed to be causing the wall to sink. The Board discussed having Sandy look at it, when he completes the other repairs and at least fill the hole through the winter.

TREES: The tree trimming/bush removal is scheduled for Monday, November 19, 2018, weather pending.

BASKETBALL HOOP: The Basketball hoop has been removed.

GRASS SEEDING: Donna has continued to seed areas, however with the weather turning it will be delayed until spring.

DECORATIONS: Board reviewed the Holiday Decorations Policy. Tom will resend to homeowners as a reminder.

RECORDS: The Board discussed meeting to go through the paper files and records and convert to electronic files. Anneta and Donna volunteered to assist.

NEXT BOARD MEETING: The next Board meeting was scheduled for March 4, 2019.

ADJOURNMENT: Larry motioned to adjourn the meeting at 4:39pm, Rick seconded the motion and all approved.

