

**ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD MEETING**  
**MONDAY, APRIL 1, 2019**

A Board Meeting of the Arbor Ridge Condominium Association was held on Monday, April 1, 2019 at 1008 Arbor Ridge Circle. The meeting was called to order at 3:40pm. Present at the meeting were Tom Heckman, Donna Baxley, Rick Boehm, Larry Rockwell, and Pat Thomas. Beth Krolikowski, representative from P. J. Morgan Real Estate was also present.

**MINUTES:** The March 11, 2019 minutes were reviewed, Rick motioned to approve the minutes, Tom seconded the motion and all approved.

**FINANCIALS:** The Board received the March 2019 financial report. Tom reminded the Board that 50% of the budget is allocated to Snow removal and Lawn care and 25% of the budget is items that are out of the Boards control, such as sewer, water and electrical. Income for March 2019 was \$4,640.78, expenses \$17,329.07. Operating cash balance \$1,592.20, Money Market Account balance \$46,842.75 and Savings account balance \$10,197.72. Total cash balance \$58,632.67. Larry motioned to approve the March 2019 Financial report, Donna seconded the motion and all approved.

**EROSION/SINK HOLES:** Donna and Joe will complete a walk around to assess all areas of concern. Joe discussed possibly putting in a dry bed behind the homes on the west side. The Board discussed a priority list in regards to the erosion, Rick motioned the following priority list in regards to the erosion.

1. Street (estimate \$5000.00-\$6000.00)
2. Building up the dirt along and around foundations.
3. Drainage solution behind the west side homes, in which an estimate will need to be provided.

Larry seconded the motion, and all approved.

There was some discussion of looking into insurance covering any of the damage from the snow melt/rain and the erosion issues. As well as Federal Aid eligibility. Beth will look into the insurance policy as well as the qualifications or eligibility requirements for FEMA.

Interior water damage due to snow melt/water run-off. The Board discussed who is responsible for interior water damage caused by the snow melt/water run-off, the board determined that homeowners would need to request reimbursement from the Board of Directors.

**ESTIMATE FROM LEICK:** Rick did contact Leick, and the warranty is for one year from the start day of the construction. Pat contacted the extension office, who referred her to the Natural Resources Department, in which Pat will contact them.

**LAWN CARE/SNOW REMOVAL:** The Board discussed Joe's (Custom Edges) services thus far and how they have been pleased with his work. Beth and Pat will finalize the contract/recommendations on changes. The Board also reviewed the estimate from Custom Edges for the street erosion, Rick motioned to approve the prep work and to cap the slurry expenses at \$6000.00 and if they need additional slurry fill then they need to contact the Board for approval. Larry Seconded the motion and all approved.

**ROOF:** 1000 Arbor Ridge Circle has reported a roof leak, Beth is getting estimates for repairs.

**PAINTING:** Sandy to get a bid for repairs on units that are to be painted this year. Beth will contact the painter to get an estimate as well.

**TRU GREEN:** Handles the spraying/treatments of the trees.

**SPRINKLERS:** Beth will coordinate the sprinkler turn on with Buffalo.

**UTILITY BOX:** The utility box that was damaged, Beth has put in a work order Iowa One, who is dispatching all utility companies to inspect to see who is responsible for the box as there are wires exposed.

**TAXES:** Beth presented the completed taxes for Board review and signing.

**DRAINAGE SPOUTS:** There are several downspout drain tubs that are cracked and need to be replaced.

**NEXT MEETING:** The next Board meeting was scheduled for May 6, 2019 at 3:30pm.

**ADJOURNMENT:** Rick motioned to adjourn the meeting at 5:05pm, Donna seconded the motion and all approved.