

ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING
MONDAY, MAY 6, 2019

A Board Meeting of the Arbor Ridge Condominium Association was held on Monday, May 6, 2019 at 1008 Arbor Ridge Circle. The meeting was called to order at 3:01pm. 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. Guest Joe Simons with Custom Edges was also present. Beth Krolikowski, representative from P. J. Morgan Real Estate was also present.

CUSTOM EDGES: The contract between Custom Edges was reviewed, and discussed with Joe Simons. There was discussion between a 5-year contract and 1-year contract. The 5-year contract will be billed monthly at the same amount regardless the amount of snow fall amounts. Larry motioned to approve the 5- year contract at \$50,000.00 per year. Rick seconded the motion, Anneta abstained from voting, all other were in favor and the motion passed.

RETAINING WALLS: There are 2 retaining walls that are leaning significantly. Joe recommends tearing the walls completely down, and saving as much material as possible. Limestone should be used underneath when rebuilding them. A motion was made to approve the rebuilding of the 2 retaining walls at 1013 and 1015 with the estimate of \$900.00 per wall. Rick seconded the motion and all approved.

Thrasher will honor refilling of driveways that were completed last year, however each owner needs to contact Thrasher to schedule as each owner holds the warranty.

The Board reviewed with Joe the priority list that Donna had prepared showing the exterior grounds work that is needed. Larry motioned to approve Joe to complete the dirt work on the 5 pages, in priority. Anneta seconded the motion and all approved.

MINUTES: The April 1, 2019 minutes were tabled to the next meeting.

FINANCIALS: The Board reviewed the April 2019 financial report. Income for April 2019 was \$11,738.34, expenses \$11,840.14. Operating cash balance \$4,152.06, Money Market Account balance \$44,181.01 and Savings account balance \$10,197.80. Total cash balance \$58,530.87. The Board discussed the Budget for next year and will need to look at raising the dues or issuing a special assessment. Anneta suggested tabling the discussion until the next meeting. In the meantime, Beth will start working on a budget for the Board to review.

ROOF AT 1000 ARBOR RIDGE: Two estimates have been received; we are still waiting on a 3rd estimate. The Board tabled until the 3rd estimate can be obtained.

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

PAINTING: Beth sent Sandy a list of the condos that need repairs, to get us an estimate. Once the estimate is received, Beth will contact Jason for the painting estimate.

TREES: Beth will double check with TruGreen to make sure that we are still on a tree care plan for spraying.

KEITHLEY REQUEST: A Radon system was put in prior to the Keithley's closing. The Shanks completed without Board approval. It will be painted this year. The Keithley's are requesting to replace their deck, it would change the top level by 2 feet, and then adding stairs. All owners will need to be made aware of the change to the common areas per the Bylaws.

The Keithley's also inquired about the driveway and sidewalk and if the Board would need to approve that project? If the materials or footprint of the sidewalk or driveway is changed, then approval must be given prior to the project being started.

EDMONDS ROOF: The Board will need to review the estimate for the roof repairs as there was some interior ventilation issues that were noted, that the HOA would not be responsible for.

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

ADJOURNMENT: Anneta motioned to adjourn the meeting at 5:06pm, Rick seconded the motion and all approved.