

ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING
WEDNESDAY, AUGUST 12, 2020

A Board Meeting of the Arbor Ridge Condominium Association was held on Wednesday, August 12, 2020 at 1027 Arbor Ridge Circle. The meeting was called to order at 2:00pm. Present at the meeting were Anneta Silvius (President), Julie Brietzke (Director), Kay Girmus (Director), Mary Jo Klein (Director) and Dennis Keithley (Treasurer/Secretary). Kathy Betts representatives from P. J. Morgan Real Estate were also present.

GUEST SPEAKER: Joe from Custom Edges, our current lawn contractor, was the guest speaker for this meeting. The Board wanted to discuss and review his services that he provides for the HOA. The Board commended Joe on a job well done for the snow removal and the great communication that he is providing to the HOA and property manager. There was discussion of the concerns of a lot of ice melt being used and some homeowners were concerned with tracking it into their homes. Joe indicated that he was using colored ice melt so it is easier to be seen. The current mowing season, they have been setting the mowers to cut at a 4 inch height all season. Last year we had been watering every other day. This seemed to be too much watering, and making the ground very soggy and leaving ruts when from when they would mow. This year the sprinkler system has now been turned back to two days per week. There are some concerns that the trimming is being cut way too low to the ground, and Joe will help keep an eye on this. There are some dead areas where the roofers had parked on the curbs, and Joe is working on getting those back up to speed. Last chemical application that was completed, Joe was not sure of the date, but would check on that and get back to Kat. Joe did mention of a product that is a one time application, basically you spread it and forget it, and would last the entire year. Joe will be over seeding and aerating this fall. Joe will also send Kat a separate invoice for Unit 1018 and he will also provide us a tree lifting estimate for along the guard rail, the bank clean up to include scrub trees, weeds etc. Kat will prepare an addendum to the current contract taking out the mowing of the hill. The Board thanked Joe for his time.

MINUTES: The July 11, 2020 Board Meeting Minutes were presented to the Board for their review. Motion by Kay to accept as written, seconded by Julie, all approved. There was an invoice from the attorney that Kat received in regards to discussion of the annual meeting. Motion by Dennis to pay the invoice, seconded by Julie. All approved.

FINANCIALS: The Board reviewed the July financial statement, and current bank activity. The \$311.00 credit from PJ Morgan was finally credited back on the cash flow statement. Kat has been sending out monthly statements to all homeowners, and this seems to be working just fine. The insurance and electric payments are on ACH now, and this is moving along fine.

OLD BUSINESS: The following items were brought up for discussion;

- a) **Directory:** This has been completed and sent out to all homeowners. Kat will keep a master directory to update any information as needed through out the year.
- b) **Annual Meeting:** The annual meeting packet has been sent out to all homeowners. Kat will have repair request forms ready to hand out at the annual meeting as well as a sign in sheet.
- c) **Excel/Insurance Payment:** Kat has received the final payment from the insurance company for the roofs. Kat will request an invoice as soon as the Board is certain that all repairs have been made and everything is okay.
- d) **Painting Bids:** Kat had received two bids for the painting this year. One from Ruml Services and one from Jason Diggers. Motion by Dennis to accept the bid from Ruml Services, seconded by Anita. All approved.
- e) **Tree Care Program/"The Ditch"** There was discussion on what plan of action the Board should take this year, if any, in regards to the trees. Does the HOA want to move forward with the removal

of the trees, and can Kat work out a payment agreement with the contractor to get this work completed. Sun Valley would then need to put down a germination blanket to help with the erosion of the water coming down the hill. Kat will check to see how long they will hold this price for the HOA.

NEW BUSINESS:

Steve Hovey: Steve has put in a request to perform some work to the side of his unit. This would include tree trimming, brush removal, clean up of fence line to the cemetery as well as putting a wooden platform at the top of the hill. The Board of Directors did take a walk over to the area to investigate and talk with Mr. Hovey. There was discussion after investigating the area that there is a concern of liability for the homeowner to actually do the tree trimming and work around the area, and also that the platform, if built, would become community property and not exclusive right of Mr Hovey to enjoy. There will be more discussion to come on this matter.

NEXT MEETING: The next Board Meeting will be Wednesday, September 9, 2020 at 2pm to be held at 1027 Arbor Ridge Circle

ADJOURNMENT: Anita motioned to adjourn the meeting at 4:45pm, Kay seconded the motion and all approved.

Minutes Recorded by Kat Betts, PJ Morgan Real Estate