

**ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD MEETING**  
**TUESDAY, AUGUST 14, 2018**

A Board Meeting of the Arbor Ridge Condominium Association was held on Tuesday, August 14, 2018 at Village Inn. The meeting was called to order at 1:30pm. Present at the meeting were Tom Heckman, Anneta Silvius, Donna Baxley, Pat Thomas, and Bob Abbott. Beth Krolkowski, representative from P. J. Morgan Real Estate was also present.

**REPAIRS:** Sandy Mendoza has discovered additional needed repairs to the siding around the chimney at 1002. The repairs will need to be made in order to paint and preserve the property from further damage. Sandy has been unable to give an estimate for the additional repairs until he removes the damaged areas. There could be additional damage to the roof, or other hidden areas it is all dependent until further investigation is completed.

It is was also noticed that repairs to garages have been completed, which were not outlined in the estimate, but included in the estimate. Those repairs are up to the homeowners to cover the costs for. The Board determined that Sandy must break down the charges for the work completed on the garages so that the homeowners can be notified that they are responsible for those charges. Anneta motioned to stop all work until an updated itemized estimate can be given to the Board. Donna seconded the motion, and all approved. Bob motioned to have Sandy provided the costs of the garage repairs per address then Beth can send notification to the owners of the costs and let them know they are responsible for those costs. The association will cover the costs so that painting can be completed in a timely manner, homeowners will have 10 days to respond if they would like to have another contractor or have repairs completed themselves. Donna seconded the motion and all approved.

Pat motioned to approve the revised estimate from Sandy up to \$3000.00, in order to continue work in a timely manner, Anneta seconded the motion and all approved.

**WALK AROUND:** A walk around was completed and the notes were distributed for review. They will be discussed at the next Board meeting.

**ADJOURNMENT:** Anneta motioned to adjourn the meeting at 2:26pm, Pat seconded the motion and all approved.