

ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING
MONDAY, AUGUST 6, 2018

A Board Meeting of the Arbor Ridge Condominium Association was held on Monday, August 6, 2018 at The Council Bluffs Library. The meeting was called to order at 3:39pm. Present at the meeting were Tom Heckman, Anneta Silvius, Donna Baxley, Pat Thomas, Rick Boehm and Bob Abbott. Beth Krolkowski, representative from P. J. Morgan Real Estate was also present.

AGENDA: The Board approved the adoption of the proposed agenda for the meeting, with no additions.

MINUTES: The June 4, 2018 Board meeting minutes were reviewed, Rick motioned to approve the minutes as presented. Bob seconded the motion and all approved. The July 24, 2018 Board meeting minutes were reviewed and discussed. Rick motioned to approve the July Board meeting minutes as corrected, Bob seconded the motion.

The Board reviewed the request at the annual meeting to distribute all of the Board meeting minutes and financials. The documents have always been available for all homeowners, as stated in the Covenants, they just have to be requested. The Board reviewed the estimated costs for mailing of the documents. The Board discussed ways to provide the information to the homeowners and determined that once approved, the Board meeting minutes will be posted to the PJ Morgan website, and the financial documents will be emailed. If homeowners do not have an email address, those will be mailed to them, and if any homeowner would like a hard copy of any of the minutes or financial documents they can contact Beth and request the information. The June and July Board meeting minutes with cash flow statement will be mailed with a letter to inform all owners of this adjustment.

ELECTION OF OFFICERS: Bob motioned to have the same Board Members continue in their offices, Donna seconded the motion and all were in favor.

BOARD MEETINGS: The Board determined that future Board meetings will be held the 1st Monday of each month at 3:30pm at the Council Bluffs Library.

BOARD GOALS: The Board of Directors reviewed the long term and short-term goals planned for the 2018-19-year, Bob motioned to approve the proposed goals which Pat seconded and all were in favor.

FINANCIALS/BUDGET: The Board determined that financials will be reviewed at every Board meeting. The Board determined that all financial approvals will be done at a meeting and not through email.

STREET: The street work has been completed. Larry will no longer be handling the street maintenance.

PAINTING: Sandy is working on the repairs to the siding so that painting can be completed.

TRUGREEN: The issues with TruGreen have been resolved, as they have the correct treatments and all billing should be sent to Beth.

HOLES/EROSION: A walk around needs to be completed to determine the location of the holes so that Beth can begin getting estimates, then we can give the exact same location of all holes or erosion concerns to each contractor.

TRIMMING SHRUBS: Major trimming will be completed in the spring.

REPAIRS: Shirley Anderson has reported an issue with the driveway as the crack is getting larger. The Board reviewed the Covenants and homeowners are responsible for their driveways.

BOARD MEETINGS: Rick motioned that, Homeowners have a right to attend the Board Meetings, however due to full agenda's they need to request to be added to the agenda prior to the meeting, and will be given the first 5 minutes of the meeting to discuss their concerns, Pat seconded the motion and all approved.

EXTERIOR REQUEST: 1021 has requested to install an exterior grab bar by the stairs. Pat motioned to approve, Rick seconded the motion and all were in favor. Exterior requests will not be reviewed until each Board Meeting; therefore, homeowners are encouraged to have requests submitted well in advance so that the Board can review and vote at the monthly Board Meeting.

SPRINKLERS: Rick motioned that all sprinkler issues need to be reported to Beth so that she can contact Buffalo, and keep track of all issues to make sure they are resolved. The motion was seconded by Donna and all approved.

ADJOURNMENT: Pat motioned to adjourn the meeting at 5:29pm, Rick seconded the motion and all approved.