

ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING
WEDNESDAY, SEPTEMBER 9, 2020

A Board Meeting of the Arbor Ridge Condominium Association was held on Wednesday, September 9, 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 representative from P. J. Morgan Real Estate was also present.

MINUTES: The August 12, 2020 Board Meeting Minutes were presented to the Board for their review. There were some typographical errors that Kat will update and send to the Board. Motion by Dennis to accept as revised, seconded by Julie, all approved.

FINANCIALS: The Board reviewed the August financial statement, and current bank activity. There was no out of the ordinary expenses for this month, other than the 50% down payment that was paid to Keith Ruml for the exterior painting. There are no delinquents as of August 31, 2020.

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

- a) **Custom Edges:** Kat put together an addendum for the current lawn contract due to the fact that the hill has not been maintained (per contract) to date. This addendum includes exchanging the 4 times a year maintenance on the hill for dirt work, tree trimming along the guard rails, trimming of the evergreen tree by the entrance and a fall clean up of the hill. Kat will send to Custom Edges for signature and it will become part of the contract. Also, there was concern about Joe having a chemical applicator license in the State of Iowa. Kat will research this and report back to the Board. There was concern in regards to lawn burn for possible over chemicaling and the extreme heat that we have experienced. At this time since we have had some rainfall, the lawns are looking better. Aeration will be taking place in the next couple of weeks. Custom Edges will flag the sprinkler lines for us.
- b) **Annual Meeting:** The annual meeting is set for this Saturday, and it appears that the weather will hold out. Kat has received two proxies to date. Everything is in place and ready to go.
- c) **Excel/Insurance Payment:** There are two units that have potential leaks in their roofs. Kat has been in touch with Excel Roofing to have one of the units sealed up around the vents and the other one we are monitoring. With the rains that we have been experiencing the last couple of days, this will help determine if the leaks have indeed been fixed.
- d) **Painting:** Ruml Services will be painting our units this year. Start date is September 14, pending weather.
- e) **ACR Request:** There was a request from a homeowner to trim up some trees along the cemetery and install privacy panels and build a "platform" on the hill. There was a motion by Dennis to deny this request, seconded by Julie, and all approved this motion. Kat will send a letter to this homeowner.

NEW BUSINESS:

Moles: Kat provided the Board with the ledger of payments for Garry's Mole Service. It has been determined that he has been paid in full and this matter is now considered closed. Kat did receive a bid from ABC Termite for mole treatment. This is not a contract and an as needed basis. Motion by Dennis to accept the bid, seconded by Kay. Kat will reach out to ABC Termite and get this scheduled.

NEXT MEETING: The next Board Meeting will be Wednesday, October 14, 2020 at 2pm to be held at 1027 Arbor Ridge Circle

ADJOURNMENT: Anita motioned to adjourn the meeting at 4:20pm, Kay seconded the motion and all approved.

Minutes Recorded by Kat Betts, PJ Morgan Real Estate