

ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING
TUESDAY, AUGUST 19, 2021

A Board Meeting of the Arbor Ridge Condominium Association was held on Thursday, August 19, 2021. The meeting was called to order at 2:00 pm. Present at the meeting were Anneta Silvius, Julie Brietzke, Kay Girmus, Donna Baxley and Jolene Edmonds. Kathy Betts representative from P. J. Morgan Real Estate was also present.

ELECTION OF BOARD POSITIONS: Anneta will serve as President, Kay will serve as VP and Secretary, Treasurer will be Julie and Jolene and Donna will serve as Directors. Motion by Anneta and seconded by Jolene, all approved.

MINUTES: The June 23, 2021 Board Meeting Minutes were presented to the Board for their review. Motion by Julie seconded by Kay.

FINANCIALS: The Board reviewed the July financial statements, and current bank activity and delinquent dues. There was an error on one bill that was charged to sprinkler maintenance that needs to be put under water and sewer, Kat will have that changed. Also, the insurance payment was journaled for June and July in July. The insurance payment is on ACH and current. Discussion of the delinquency report.

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

- a) **Asphalt Project:** Discussion of the asphalt project and where we are at. There was also discussion of the trash truck turn around damage and we have received a bid for that work, which has been sent to Waste Connections for payment. Kat will reach out to Ben, the owner of Parking Area Maintenance, to have him come out and walk the areas to see the damage that we have and what was not completed.
- b) **Painting:** True Finish Painting will start work on Monday, pending weather. This does include the trim boards to be replaced. He will be the same painter that will be painting the front rails as well.
- c) **Lawn Issues:** Anneta reached out to Joe with concerns in regards to the fertilizer and application dates. We are now on our 4th application (granular) in the next week or so. Anneta will keep an eye out for this to happen. There was some concerns about some weeds as well that need to be addressed, the next chemical application is supposed to take care of these weed as well as the clover that is in the grass. There is also a sink hole by the driveway that kept eroding the dirt is being filled in there today. Peterson Lawn Care will be the contractor resolving this. The estimate was \$380.00 for this repair.
- d) **Directories:** Kat has the directories pretty much updated. There are two units that are pending right now, so once those close and Kat has the new owner information she will update the directories and send to the board for final approval before sending out.
- e) **Annual Meeting Minutes:** Minutes from the annual meeting were given to the board to review. These will not be approved until the next annual meeting. One mistake was pointed out and Kat will fix.
- f) **Tree Bids:** Kat will reach out to Cut and Grind again to see if they have the bid for the tree work that needs to be completed. Julie also has a point of contact for another tree contractor that she will send to Kat, and Kat will reach out to them to see if they would be interested in providing us a bid as well. There are a couple of trees that are kind of on property lines will make the tree contractors aware of that so they can make sure the trees are marked properly. There was also discussion of driving stakes in the property line areas so in the future property lines can still be determined.

NEW BUSINESS: No new homeowner requests at this time. There was discussion of the erosion concerns and these will be addressed as problems arise. A request was made to see if association insurance policy offers any coverage for sinkholes. The request form on the PJMRE still does not work, Kat will try to get that fixed.

NEXT MEETING: The next Board Meeting will be September 14, 2021 at 2pm.

ADJOURNMENT: Anita motioned to adjourn the meeting at 3:25pm

Minutes Recorded by Kat Betts, PJ Morgan Real Estate