

**ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD MEETING**  
**TUESDAY, MAY 11, 2021**

A Board Meeting of the Arbor Ridge Condominium Association was held on Tuesday, May 11, 2021. The meeting was called to order at 2:00 pm. Present at the meeting were Anneta Silvius (via telephone), Julie Brietzke, Kay Girmus, Mary Jo Klein, and Dennis Keithley. Kathy Betts representative from P. J. Morgan Real Estate was also present.

**MINUTES:** The April 14, 2021 Board Meeting Minutes were presented to the Board for their review. Motion by Kay to accept as revised, seconded by Dennis, all approved.

**FINANCIALS:** The Board reviewed the April financial statements, and current bank activity and delinquent dues. The budget is on track to date. Motion by Mary Jo to accept seconded by Kay. All approved.

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

- a) **Asphalt Bids:** Kat reached out to Parking Area Maintenance to let them know their bid was approved. Tentative start date to be the first week in June. Dennis made a motion to assess each homeowner \$938 for the asphalt repairs, this assessment would be due in fully by August 30, 2021 seconded by Julie. All approved.
- b) **Lawn Care:** Kat will reach out to Joe in regards to when the hill will be trimmed/maintained as it needs to be taken care of now. Flags will be placed in areas where Joe will need to fill holes (part of his contract) Eileen Lloyd has a wash out and Kat will have him look at it, it is located by her AC unit. The Board and Kat will do a walk around of the property in the next couple of weeks.
- c) **Painting:** Kat will follow up with Keith on his progress and time frame.
- d) **Owner Requests:** Larsen (1015) concerns in regards to grass not being mowed on the back side and the patio retaining wall needs fill dirt, there are some asphalt scraps that were dumped on the hill that need to be cleaned up. These will be addressed with Joe. Schlott (1019) concerns about the bushes in front of the condo and damage due to snow/weather. Owner would like to dig them up and replace with new bushes. Will be addressed on the walk around. Kat will send responses to both of these homeowners.
- e) **Insurance:** There was a bid back from Campbell insurance for the HOA insurance policy. Kat sent over to the Board, but the email did not go through. Kat will resend to the Board for their review.
- f) **Erison Control:** Concerns about erison on the bank area. At this time no action is going to be taken and see what happens through the summer months.
- g) **New Owner:** There is a new owner at 1000, Fran Lash's unit. Kat will send out a welcome packet to them.
- h) **Windows/Doors:** Question about window and door replacement. Since we can not get the exact color as the original ones, the color needs to be as close as possible to the original color.

**NEW BUSINESS:**

**Annual Meeting:** The annual meeting is set for Saturday July 17 and July 24<sup>th</sup> as a rain date. Kat will send out save the date cards.

**NEXT MEETING:** The next Board Meeting will be June 8, 2021 at 2pm.

**ADJOURNMENT:** Julie motioned to adjourn the meeting at 3:01 pm. Mary Jo seconded all approved.

Minutes Recorded by Kat Betts, PJ Morgan Real Estate