

ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING
SEPTEMBER 14, 2021

A Board Meeting of the Arbor Ridge Condominium Association was held on September 14, 2021. The meeting was called to order at 2:03pm . Meeting members were Anneta Silvius, Julie Brietzke, Kay Girmus(absent), Donna Baxley and Jolene Edmonds (Absent). Kathy Betts representative from P. J. Morgan Real Estate was also present.

MINUTES: The August Board Meeting Minutes were presented to the Board for their review. Motion by Julie seconded by Donna. All approved

FINANCIALS: The Board reviewed the September financial statements, and current bank activity and delinquent dues. Motion by Kay to accept seconded by Kay. All approved. Invoices for Joe are now back to being paid after the 15th of each month, all other expenses are in line. Assessments have been paid in full.

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

- a) **Asphalt Walk Around with Ben Norris (owner of Parking Area Maintenance) :**After walking with Ben from PAM the company will be out again in the spring to re evaluate any areas that need to be addressed. This includes the tire marks that are indented in the asphalt from cars turning and backing out of their driveways. He marked the water areas that have puddling water to ensure that those are sloped and the water runs down the hill. He also suggested a 2-3 year preventive maintenance plan and seal coat again in that time. The Board will ask Randy if he can do some of the joint sealing but just have him start with a small area first to ensure that he is comfortable with that scope of work. There is still a balance that was held back from the invoice. When that invoice comes back through, Kat will present to the Board for payment.
- b) **Tree Bids:** The Board received an estimate from Peaches Arborist. The estimate did not have many details of what trees were being trimmed etc. Kat will reach out and have him provide a more detailed estimate for the Board to review.
- c) **Landscaping:** The Board has discussed putting boulders on the corners of the top area where delivery trucks, homeowners seem to drive in the grass around that area. The plan is to put 4 boulders on those corners so that the grass area will be saved and there will not be ruts on that grass from people driving through. PLC Landscaping will be coming out to provide a bid for that service.
- d) **Update on Repairs:** True Finish Painting should be done this week with the painting of the units. Brett (owner of TFP) will be out to do a final walk around to ensure that the job is done to the satisfaction of the Board. The color that is being applied seems to be different than what is currently on the houses now, Brett had one of the painters come over to Anita's house and touch up an area on the corner of her garage and it was determined that the paint color is the same. The front wrought iron railings will also be done. Those homeowners that have front railings will be assessed a \$73.50 charge for that service. Unit 1000 is completed as of today, Fensky's trim board will be next as well as the Girmus residence and Larsen. The Martin privacy fence will not be repaired.
- e) **Joe's Invoice:** The Board feels as though Joe is not fulfilling is part of the contract including fertilization. Concerns of cancelling the contract due to being able to find another contractor that will fit the budget and lawn/snow needs of the HOA. Kat will reach out to a couple contractors to see if they would be interested in bidding the HOA in case their services would be needed.
- f) **2022 Directory:** The Board is finalizing the Homeowner Responsibility List and when that is completed, Kat will incorporate that document into the 2022 Directory and send out to homeowner the end of December.

NEW BUSINESS: Homeowner request from Schlott for retaining wall has been approved and the homeowner is aware that the cost of the wall is their responsibility. The HOA will not be paying for this project.

NEXT MEETING: The next Board Meeting will be October 12, 2021 at 2pm.

ADJOURNMENT: Anita motioned to adjourn the meeting at 3:53pm.

Minutes Recorded by Kat Betts, PJ Morgan Real Estate