

ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING
TUESDAY, OCTOBER 12, 2021

A Board Meeting of the Arbor Ridge Condominium Association was held on Thursday, October 12, 2021. The meeting was called to order at 2:00 pm. Present at the meeting were Anneta Silvius, Julie Brietzke, Kay Girmus (absent), Donna Baxley and Jolene Edmonds. Kathy Betts representative from P. J. Morgan Real Estate was also present.

MINUTES: The September 14, 2021 Board Meeting Minutes were presented to the Board for their review. One error that Kat will correct on the minutes. Motion by Julie B seconded by Donna, minutes approved with the one change.

FINANCIALS: The Board reviewed the September financial statements, and current bank activity and delinquent dues. There was a charge of \$14.63 that was on the water bill that needs to be reimbursed to the HOA. Discussion of having the water bill set up on ACH to prevent this going forward, motion by Julie seconded by Donna all Board members approve Kat to go ahead and reach out to the city to get that taken care of. The September cash flow also has pre-paid rent and prepayments, which Kat will talk with her accounting department to see what that is about. The statements will not be sent out until after the 5th of each month, due date needs to be changed on statement to reflect the 15th of each month. Review of delinquent homeowners there are a couple of homeowners that will be receiving letters for the dues. Financials approved.

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

- a) **Sun Valley Estimate:** Review of estimate for lawn/snow removal for a backup just in case Joe's did not work out. This estimate has been denied due to the pure expense of this bid. At this point in time the HOA will stay with Joe through the winter. This will be revisited in the spring.
- b) **Homeowner Responsibility:** Review of the final homeowner responsibilities and expectation document was reviewed. Few typos that will be corrected. The Board also discussed what happens when someone violate these items. First offense is a written letter, second offense within 30 days from the first offense is a \$25 fine, third offense would be a \$50 fine. This will be come effective January 1, 2022, motion by Jolene seconded by Julie all approved.
- c) **Tree Bid from Peaches Arborist:** Discussion of the estimate from Peaches Arborist was approved by the Board. This work will be done in several different trips and is set to start Thursday October 14, 2021. The invoice will not be paid until the entire scope of work is completed.
- d) **Snow Poles:** Discussion of installing snow poles this year. The Board found some on Amazon for \$50.00 for the quantity of 100. Board approved for Anneta will order those snow poles and will be reimbursed for those. Joe will install those into the driveways and around the boulders, Kat will contact Joe will install for no charge.
- e) **Other Old Business:** Discussion of Randy having go around the neighborhood and take care of some of the crack in the tar areas that need to be addressed to ensure that they do not become waterlogged and undermine that area. Tabled for right now. Concerns about the woodpeckers in the neighborhood. Board is going to do some research on how we can deter them away from the buildings. Parking Area Maintenance when they are going to fix the garbage truck indentations and send the bill to the garbage company to pay for those damages.
- f) **Homeowners Requests:** Homeowner requested to have someone come out and remove a dead plant due to him not being physically able to do this himself. Kat will reach out to him and let him know that he can reach out to any contractor of his choosing and have this done at his expense.

NEXT MEETING: The next Board Meeting will be November 9, 2021 at 2pm at Anita's home.

ADJOURNMENT: Anita motioned to adjourn the meeting at 3:32pm

Minutes Recorded by Kat Betts, PJ Morgan Real Estate