

ARBOR RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING
TUESDAY, APRIL 14, 2021

A Board Meeting of the Arbor Ridge Condominium Association was held on Wednesday, April 14, 2021. The meeting was called to order at 1:59 pm. Present at the meeting were Anneta Silvius (President), Julie Brietzke, Kay Girmus, Mary Jo Klein, and Dennis Keithley. Kathy Betts representative from P. J. Morgan Real Estate was also present.

MINUTES: The March 16, 2021 Board Meeting Minutes were presented to the Board for their review. Motion by Dennis to accept as revised, seconded by Mary Jo, all approved.

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

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

- a) **Asphalt Bids:** There were 3 bids that were presented to the Board of Directors for the asphalt repair for 2021. The bids were from MannMann Asphalt, Parking Area Maintenance and Bennington Paving. After discussion of these estimates, Kay made a motion to accept the Parking Area Maintenance bid, seconded by Dennis, all approved. The Board has asked Kat to sign the contract and send it back over to Parking Area Maintenance and see when they will have us on the schedule. There will also be a special assessment charged back to all homeowners in the amount of \$938.00, that will post on May 1, 2021 and will need to be paid by July 31, 2021.
- b) **Spring Lawn Care:** The first round of fertilizer has been applied to the lawns, and also one mowing has been done. We will continue to monitor for snow mold. Kat will reach out to Joe to see when he will be taking care of the hill and the scrub trees/plants/bushes. Also Kat will check to see when the tree limbs that were cut will be hauled off the property. Sprinklers are not activated yet, Kat will talk with Buffalo on when he thinks those should be activated (probably first part in May), he will also check the rain sensors to make sure that they are working properly.
- c) **Painting:** Kat talked with Keith Ruml, and painting will start the week of May 3rd, pending weather.
- d) **Owner Requests:** Hoxie: concrete patio is approved as long as it is 8 foot by 12 foot and matches exactly as the neighbor has theirs. The homeowner is then responsible for any repairs/maintenance. Motion by Julie seconded by Kay. Dennis opposed, motion passes. Lash: requests for some siding repair and paint touch up from snow removal. Kat will ask Keith to bid this out for us. Girmus has woodpecker holes and some shingles that need inspected. Kat will get bids from Keith for this as well. Martin, has some fencing that needs leveled and holes filled. Kat will add this to Joe's list. Pyper outside window to paint trim, Keith has on his list. Edmonds, damage to downspout, Joe will get the downspout from Anneta to install. Schultze downspout needs repaired, Kat to coordinate that with Red Rhino Roofing.
- e) **ISU Extension Agency:** Kay will take some pictures and send over to this agency yto see what we can do to start to plant on the hill to help hold it up so to speak. There are some bare spots behind Mary Jo.
- f) **Bid Turn Around Times:** Kat will ensure that when she talks with any contractor that we would like to have all estimates back within two weeks.

NEW BUSINESS:

ACR Form on Website: Kat will touch base with her IT team in regards the form not being able to be submitted when “pushing the submit button” and also the text will not wrap around for homeowners to be completed.

NEXT MEETING: The next Board Meeting will be Tuesday May 11, 2021 at 2pm.

ADJOURNMENT: Julie motioned to adjourn the meeting at 3:32 pm. Kay seconded all approved.

Minutes Recorded by Kat Betts, PJ Morgan Real Estate