



MEETING Minutes - September 28, 2020
6:30-8:40 pm (via Zoom)
Annual Meeting of the Arlington Ridge HOA
(42 people attended the zoom, representing 37 lots + 3 board members)

1. Introduction of 2019-2020 board members

- a. Dana Van Abbema, stepping down as VP after 2 years
- b. Josh Thomas, stepping down as president after 2 years
- c. Ben Cannady, continuing as secretary/treasurer (since 2016) for 1 more year; homeowners should be thinking about whether this role would be of interest starting in 2021

2. Election of 2020-21 board members – Because both were running unopposed they were elected by acclamation; there were no objections or concerns

- a. Jeff Vogts, new president
- b. Kristyn Cook, new VP
- c. Jeff and Kristyn will be added to the HOA accounts with Great Western Bank and Dana and Josh will be removed.

3. Summary of board activities over the past year - see separate document

4. Financial condition of the HOA as of 9/28/20 (Accounts w/ Great Western Bank)

(NOTE – We do not share balances publicly; available upon request)

- a. Checking Account (*5565):
- b. Money Market (*9510):
- c. Total Cash Balance:

5. HOA Budget

- a. Secretary/treasurer talked through the FY20 budget and FY20 actuals noting that lawn maintenance expenses were significantly reduced this year because we have moved away from a flat amount and instead pay per each service; this ensures that we are not paying for services that are not completed or mows that are not needed due to drought etc.
- b. He then walked through the proposed budget for FY21. Josh Thomas noted that the amounts for pond maintenance and pond cost share should each be increased by \$1000 because additional preventative treatments are going to be added next year; With these additions the total proposed budget for next fiscal year is \$53,620 (the additional \$2000 has been added to the original budget document). Motion to approve the budget was made by Mike Lindley and seconded by Jolene.

6. Project Updates

- a. Part 7 Common Area – Still under the ownership of developer John Moreland; will not likely be turned over until the remaining lots around the common area re developed; at that time he will improve it (convert from field cover to usable grass) and the HOA will seek homeowner input about trees or additional improvements that come out of the HOA budget
- b. Repair of white fence behind homes on Juniper and Penn Ridge Ct. – This fence was installed by the HOA many years ago but is on the property of the farmer behind the neighborhood; a tree owned by the city fell on the fence during the 2020 derecho and the HOA offered to repair it but the farmer arranged for this on his own

7. Homeowner input – details and photos of six major maintenance projects were shared in order to have homeowners vote on the two they found to be of highest priority

- a. **Dubuque St. berm maintenance (behind Juniper and Penn Ridge Ct.)** – removing lower branches, pulling weeds, putting down landscape fabric, covering with mulch, moving boulders, defining the border - \$15,500
 - 1. There was some discussion about rock instead of mulch but this would cost an additional \$13,000 and would end up covered with pine needles
- b. **Drainage issue on bike path near Penn St. pond** – water collects from several directions and pools on the concrete making it impassable and causing damage over time; common area property adjacent to the path is saturated because it does not drain to the pond; sod was already cut and lowered along the bike path but this did not resolve the issue; trenching, tiling, french drains, and concrete - \$6,400
 - 1. There was some discussion about the real scope of this issue with water running down the sidewalk from higher elevation and much of the area along the sidewalk/pond is saturated far beyond this particular area
 - 2. This proposal from Country Landscapes was one of three – seemed the most economical and the best plan; also good to work with Ed Geneser (homeowner who works for CL)
- c. **Replace cracked concrete on bike path (from farm field to Juniper @ 340/350)** – caused years ago by a sod truck driving over it; cracks are now deep and wide and a danger to bikes, runners, etc. - preliminary proposal for 6 inch concrete \$9,500
 - 1. Reminder from a homeowner to make sure that any contractor who does this properly installs compacted gravel under the concrete in case this was partly caused or exacerbated by sub-grade failure (a common cause of longitudinal cracking)
 - 2. Homeowners mentioned at least two other areas that should be examined... one dip in the sidewalk near the middle pond that often ices over in the winter (on the path to school), and cracks in the path adjacent to 740 Penn Ridge
- d. **Fence and tree maintenance along bike path adjacent to church property** – there is currently a fence agreement in place with the church that owns the property behind AR up to Radcliffe (put in place by developer and farmer who owned it previously); Now that a substation and been constructed back there, residents have inquired about planting pine trees beyond the bike path to block the view; the first step would be to attempt to vacate the fence agreement, have the fence pulled out, remove current brush (including thorny black locust etc.) and then plant trees between the path and the farm field - \$3275
- e. **Maintenance of Pond Riprap** – Over time the rocks along the ponds have settled and been tossed in by kids and they need to be replaced for erosion control and prevention of animals from burrowing in the banks; work needs to be done on frozen ground to minimize turf damage. Dubuque street needs most attention - \$5200; Penn St. pond needs rock in a few areas - \$7500
- f. **OUTCOME OF HOMEOWNER VOTE:** 63% for riprap, 49% for drainage issue, 40% for cracked concrete; fence/tree maintenance and Dubuque St. berm were lower
 - 1. Colleen made a motion to approve a total FY21 project budget of \$21,000 to cover riprap for Dubuque St. pond (\$5200), drainage issue (\$6400), and cracked concrete (\$9500); seconded by Terry Conner; Motion passed unanimously

8. Committee reports

- a. **Environmental Committee** - Megan Franks (chair) – reminded next year's board to feel free to delegate some of the project research to the committee; looked into solar panels to power the fountains but startup cost was prohibitive (@\$180 per lot); would like to promote Johnson County composting program within the neighborhood and North Liberty soil restoration program; looking into new North Liberty storm drain art initiative; looking forward to additional discussion about improving large common areas when the time comes; welcomed anyone with interest in these matters to join the committee (email ArlingtonHomeowners@gmail.com)
- b. **Social Committee** – Dana Van Abbema for Holly Lauer (chair)
 - 1. Some ideas could not be implemented due to COVID (Ridge Night at Mosley's, Park Day)

2. Winter pizza and pool party January 2020 cost about \$250 and had attendance of 40-50; plan to do it again without pizza to keep it simple and keep costs down
3. So Long Summer Celebration August 2020 cost about \$700 for chalk, Heyn's gift cards, and Pizza Ranch gift card prizes; all families also got \$5 coupon for Pizza Ranch (they also have \$5 game room cards for us for a future event); total participation was 84 families
4. Future plans include delivering baked good and copy of the welcome letter, but for now she is mailing a card with the letter; this has been done for 15 new homeowners since inception
5. Kelly McManus has handed off management of the directory to the Social Committee; it is badly in need of updating and always will so the decision was made to create a google sheet that people can add their info to if they wish, and send it out for self-updating each year (UPDATE: Kelly and Terry Conner launched this update a few weeks after the meeting)
6. Not official HOA business, but good reminder to go through the FB page and remove homeowners who have moved
7. Thinking ahead, considering "You've been Boo'ed" and perhaps some holiday decorating contests
8. Interested in joining the committee: email ARidgeSocial@gmail.com

9. Open discussion/homeowner concerns

- a. PorchFest – Obviously did not occur in 2020; Brent shared an update that he and Kelly have been trying to find a parent organization to "own" this in order to facilitate central coordination and movement around the city – if anyone has ideas please share them
- b. Inquiry about whether sheds could be allowed – any amendments to covenants must receive written consent of 2/3 of lots, so this is no business that can be conducted at an HOA meeting. The ability to email nearly all homeowners through Pay HOA and the voting feature in the software would make it relatively easily to get homeowner response to a series of amendments and this is something the next board can explore.
- c. Brent mentioned the new Neighborhood Ambassador program; see <https://northlibertyiowa.org/2020/09/22/city-recruits-residents-to-serve-as-neighborhood-ambassadors/> or email brent.smith@northlibertyiowa.org

10. Adjournment – Meeting adjourned at 8:39 pm (Matt Espy, Mike Lindley)