

**MEETING AGENDA - September 29, 2022**

7:00-8:00pm

Annual Meeting of the Arlington Ridge HOA

**North Liberty Community Center**

**Gerdin Room 1**

17 households in attendance

Meeting notes in blue

1. Introduction of 2022-23 Board Members (election by acclamation)
   1. Mark called the meeting to order at 7:00 PM
   2. Election of Board Members
   3. Existing board members staying on in roles with James assuming Vice President responsibilities in addition to Secretary responsibilities.
   4. No new nominees.
   5. Board elected unanimously
2. Summary of Board Activities Over the Past Year
   1. James presented a summary. (See Appendix A.)
3. Financial Condition of the HOA (Accounts w/ First Interstate Bank) (Available upon request)
   1. Checking Account
   2. Money Market
   3. Total Cash Balance
4. HOA Budget (Available upon request)
   1. Approved FY22 budget
   2. Actual FY22 expenses
   3. Clarifying question asked about the expense of part 7 concrete replacement.
      1. Board clarified this was not an expense during 2022, and work was paid for by the developer.
   4. Question about quality of service from quality care.
      1. Board has provided feedback to Quality Care and a new representative has been provided by Quality Care with the intent of improving overall quality of the product Arlington Ridge receives.
   5. Question about the quality and cost of the Penn Heights Pond and quality of its maintenance.
      1. Board provided details regarding invoice received from Penn Heights and the historical agreements over pond responsibilities.
5. HOA Covenant Enforcement
   1. James presented summary of need for budget for covenant enforcement in 2023
   2. Question asked if 20 N. Juniper was present.
      1. 20 N. Juniper acknowledged their presence
   3. Question about plan to recoup legal fees as part of the any legal action taken against 20N Juniper
      1. Board confirmed plan to include recoup of legal fees.
   4. Mark presented a summary of events involving 20 N.Juniper and solicited feedback and additional questions
   5. Statement by member about their opinion of the appearance of the fence, but need to enforce the covenant as written.
   6. Acknowledgement of the board’s efforts to work with the homeowner of 20 N Juniper to resolve the issue by the owner of 20 N Juniper.
   7. Identification of other homes which may be out of compliance and the historical variations in the covenant between sections by a member.
   8. A former board member summarized the history of board enforcement, especially pertaining to fencing.
   9. A member asked the board to summarize the legal advice they had been given regarding the likelihood of success for the HoA by pursuing legal action to enforce the covenant against 20 N Juniper
      1. Board indicated that our legal representation believes we are in the right and will be allowed to enforce the covenant as written.
   10. Discussion of potential of special assessment to refill reserves in the case that the HoA does not receive judgment in their favor.
   11. Board summarized the effort and scale of changing the covenants including ⅔ signatures from homeowners.
6. Proposed FY23 Budget
   1. Paper ballots and pens provided for votes on HOA budgets
   2. Final vote 14 in favor of Total budget (Includes legal fees for enforcing the covenant) 3 in favor of the Base Budget. (Does not include money for legal fees associated with covenant enforcement)
7. Project Updates
   1. Dubuque St. Berm Clean-Up
      1. Board clarified area of responsibilities for Quality Care and Homeowners.
      2. Discussed that Mark had already spoken to homeowners about this plan prior to the board meeting.
   2. Dubuque St. Pond Flower Beds, Topsoil, and Reseeding
      1. Discussed additional coordination with Quality Care to repair damage during 2021 rock fill of the pond.
   3. Part 7 Common Area Concrete Replacement
      1. Board clarified this was not an expense during 2022, and work was paid for by the developer during Budget discussion.
8. Turnover of Part 7 Common Area Fall 2022
   1. Open Space Plans for 2023-2024
      1. Board provided examples of previous plans and opened for discussion.
      2. Members recommended evaluation for drainage.
      3. Homeowners provided feedback on the high level of effort to maintain trees.
9. Considerations for Future Special Projects
   1. Part 7 Common Area Landscaping
   2. Dubuque St Pond Waterfall Landscaping Cleanup
   3. Penn St Pond Rip Rap Replacement
      1. A members asked if it would be possible to create a fishing space away from the rocks.
      2. Board to consider as part of any future effort.
10. Connecting through streets for Yorkshire, Berkshire and Hemingway
    1. A member asked if it would be possible to place signage at the division between neighborhoods.
       1. Board mentioned this would require signage on private property
    2. A member summarized the city’s traffic plans for slowing down traffic through the neighborhood.
11. Open discussion/homeowner concerns
    1. No additional items

Adjournment

Appendix A

**SUMMARY OF BOARD ACTIVITIES (October 2021 - September 2022)**

Annual Meeting of the Arlington Ridge HOA

10 meetings held over the 2021-2022 year

* Discussion of Fencing 20 N Juniper
* Removal of Fountains
* Lean on properties with outstanding dues
* Investigation of other lawn care options
* Verify fountain maintenance opportunities
* Verify completion of Penn St pond rock
* Plan for turn over of Part 7 common area
* Identified previous project plans
* Normalization of dues collection process
* Clarification of process for managing dues exceptio for pond maintenance
* Restructure of board following Mike leaving neighborhood
* Resolution of discrepancies of Quality care invoices
* Reprogramming of pond fountains