

## 2018 Annual Meeting Minutes

Sept. 27, 2018, 6:30 PM

North Liberty Community Center

Introduction of your new HOA board:

Mr. Joshua Thomas-- President,  
Mrs. Dana Van Abbema--Vice President  
Mr. Ben Cannady--Sec/Treasurer

Brent Smith is resigning from his position of President of Arlington Ridge HOA. Steve Manary is resigning from his position as Vice-President of Arlington Ridge HOA. As voted during the 2018 annual meeting, Josh Thomas was elected, unopposed as President of Arlington Ridge HOA. As voted during the 2018 annual meeting, Dana Van Abbema was elected, unopposed as Vice-President of Arlington Ridge HOA. Ben Cannady has agreed to serve a third term as Sec/Treasurer.

There are practical benefits to governance by a board of directors. There are necessary requirements for a governing body to protect the **property values** of the members of an association. There needs to be enforcement of agreed-upon aesthetic standards to protect the curb appeal of all the neighborhood homes.

The board members are required by law—as fiduciaries of the community association—to enforce all covenants, rules, guidelines, bylaws (and the like). If the board members are not enforcing the rules to the letter, the association would be liable for breaching its duty of care to its community members.

--Porchfest 2018--All positive comments and majority wants it to stay in Arlington Ridge in 2019

--Porchfest will be led by a committee outside of the HOA board.

--Ponds--Mr. Brent Smith provided a summary on ponds. Fountains have run all year without issue. Ponds are clean and beautiful for all to enjoy.

--Part 7 common space: Mr. Moreland will not be turning the common area over in 2019. The HOA has agreements in place with Mr. Moreland on common area turf preparation of applying crabgrass preventer, broadleaf/weed & feed application along with over-seeding, expected to happen in summer of 2020. Tree purchase and planting in the part 7 common area will not happen until the area is turned over to the HOA, the turf preparation has the potential of killing the newly planted trees, so best to hold off.

--If you have dead/dying or damaged trees, please replace them! According to the covenants each lot is required to have one tree in the front yard. Those not in compliance will be contacted by the HOA. Please do not plant trees that blocks your neighbors view or property or that are known to be especially messy. Homeowners planning to purchase trees in the near future are encouraged to take advantage of the 15% discount to AR homeowners offered by Lewis Brothers Tree farm ([lewistreefarm.com](http://lewistreefarm.com)).

--Solar Panels: The HOA asks that solar panels be on roofs ONLY and be as aesthetically pleasing as possible. Any homeowners considering solar panels are asked to consult the HOA for prior approval to ensure in advance that the end result will be acceptable.

--Financials: Current and estimated budgets were presented by Ben Cannady.

--Garbage/recycle/compost bins: Please DO NOT store them in the frontage area of your home. Place them out of view of your neighbors and visitors to the neighborhood, this is a curb appeal and aesthetic matter.

--Christmas lights: A concern about holiday lights left up all year was raised by someone in attendance. While the festivity of holiday lights is very much appreciated within the neighborhood, lights and other decorations should be removed as soon as weather permits.

--Garage sales: It was asked whether occasional garage sales are acceptable and the answer is yes, provided homeowners are considerate and respectful of neighbors and neighborhood. Garage sales pull additional traffic into our neighborhood, which has children crossing the streets and presents a safety issue.

--Fences are to be black chain link, as stated in the covenants. The concern was raised by someone in attendance that grass and plantings along some fence lines are not being maintained.

-- Trailers, Campers, Boats, etc! Your neighbors and your board would like to remind homeowners that a driveway is not a long term storage area option. Legal has been contacted for placing liens on those that do not comply. Please ensure your lot is in compliance to avoid intervention from the HOA.

--A central anchoring system for the fountains was suggested and is being considered/investigated by the HOA, pending cost.

--Placement of picnic tables or benches around or by the ponds was suggested and is being considered by HOA Board.

--Front yard light posts: MANY homes have burned out light bulbs. These light posts help keep things lit up for neighborhood safety. Please replace yours if it is not working.

--Cleaning of the Arlington Ridge Developments entry signs was suggested is being explored by the HOA.

--Mr. Brent Smith will continue to assist the HOA by plowing small snows from the sidewalks as well as treating the ponds

--Speeding through the development is a safety issue with a majority of the neighborhood families having small children. NLPD has been contacted and will continue to patrol the neighborhood in an effort to catch repeat offenders

--Your new board can be contacted via email at [arlingtonhomeowners@gmail.com](mailto:arlingtonhomeowners@gmail.com)