

**MEETING AGENDA - September 26, 2023**

7:00-8:00pm

Annual Meeting of the Arlington Ridge HOA

**North Liberty Community Center**

**Gerdin Room 2**

1. Introduction of 2023-24 Board Members (election by acclamation)
   1. Mark called the meeting to order at 7:10 PM
   2. Election of Board Members
      1. Existing board members intend to stay on for one more year to complete a 3-year term ending September 30, 2024. The board asked for a fourth member to fill the Secretary position to help provide continuity and leadership for the new board members in 2024-25. Terry Conner agreed to be nominated as board secretary.
      2. The homeowners in attendance unanimously voted to extend/add the following board members to 1-year terms effective October 1, 2023
         1. Mark Willis- President
         2. James Zimmerman- Vice President
         3. Mitch Lauer- Treasurer
         4. Terry Conner- Secretary
2. Summary of Board Activities Over the Past Year
   1. The HOA Board met 5 times over the past year. Agenda items included:
      1. Dues Collections and Liens
      2. 20 N Juniper Fence Violation
      3. Other HOA Violations and Resolutions
      4. Penn Heights Pond Maintenance
      5. Status of the Fountains
      6. Status of Mulching and Maintenance at Entrances
      7. Penn St. Pond Maintenance
      8. Management of HOA Finances
      9. Planning for 2024 Fiscal Year
      10. Part 7 Common Area
      11. Completion of Housing in Arlington Ridge
   2. Financial Condition of the HOA (Accounts w/ First Interstate Bank) was reviewed by Mitch Lauer. The HOA had a surplus in 2023 and continues to be in a strong financial position. (documents available upon request)
      1. Checking Account
      2. Money Market
      3. Total Cash Balance
3. HOA Budget
   1. The HOA has filed a legal suit against the homeowners at 20 N. Juniper. The discovery phase has been completed and a court date has been set for September 2024.
   2. Mitch Lauer reviewed the 2024 proposed fiscal budget and answered questions from homeowners. There was a motion made to approve the 2024 budget. The majority approved.
4. HOA covenants were reviewed. The HOA Board requests all homeowners to abide by the covenants as written. As a development, Arlington Ridge is now fully matured with all remaining lots built upon. The board is requesting that external work to your home or property be reviewed by the board before beginning a project to ensure covenant compliance. This request will be filed in writing with the recorders office and presented to all new homeowners at the time they receive a copy of the covenants to acknowledge.
5. Project Updates: Four projects were reviewed with the homeowners in attendance at the annual meeting.
   1. The HOA took ownership of the part 7 common area at the end of 2022. The HOA has paid for additional treatments and fertilizer for the 2023 mowing season to reduce weed growth and bring the space in line with other common areas throughout Arlington Ridge.
   2. The HOA board reviewed the 2023 pond maintenance and thanked Josh Thomas, AR resident, for his volunteer work in maintaining our ponds.
      1. The board has received multiple complaints from neighbors on the state of the Penn Heights pond overgrowth. This pond and the area around the pond are owned and maintained by Penn Heights HOA. There is a historical cost-sharing agreement in place based on water runoff between Arlington Ridge and Penn Heights, with Arlington Ridge reimbursing Penn Heights for the majority of the annual maintenance and treatment. Mark Willis and Josh Thomas met with Penn Heights at the pond to review the state of the water, current treatments, and plan for the remaining year and next year to remedy the lily pad overgrowth. Takeaways and commitments from the meeting and continued follow-up include:
         1. Update annual treatment plan to reflect additional runoff that accounts for AR build-out
         2. Treat lily pads with a herbicide to kill them down to the root in 2023
         3. Work with the DNR to obtain water samples to use for 2024 pond maintenance plan, with Josh Thomas to advise on treatment volume and frequency
         4. Clean up area around the pond and ensure frequent lawn care in 2024
   3. The board has received a quote to replace the rock around the Penn St. pond as a special budgeted projected for 2024- $8500
   4. Tree landscaping in part 7 common area. The board has not reached out for quotes this year and is working off a prior board design from 2019.
6. The board sought input on proposed 2024 projects or additional ideas that residents have for the $10,000 budgeted for projects. Mark Willis will pull a group of homeowners together in early 2024 to review design plans for treescaping the part 7 common area and discuss options for a watering plan.
7. Ryan Rusnak, North Liberty Planning Director, provided an email to Mark that was read at the meeting to share an update on the Green Belt Trail neighborhood development and connection to Arlington Ridge. The builder is still two phases away from connecting to Arlington Ridge, which will eventually occur at Yorkshire in part 4 of the development. From there, it is expected that Green Belt Trail will move further West and connect to Arlington Ridge at Berkshire Lane (parts 5, 6, and 7). The estimated earliest timeframe part 4 will connect to Arlington Ridge is in 2025.
8. There were a couple of additional homeowner concerns shared regarding landscaping that the board will address will Quality Care. It was noted that Quality Care will also do the common area and mailbox snow removal for this winter.

**Adjournment 8:10pm**