

**ADAMS RIDGE COMMUNITY SERVICE ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MAY 6, 2015**

CALL TO ORDER

The meeting was called to order by Property Manager, Kiley Shively at 6:08 p.m.

ROLL CALL

Board Members Present: Susan Koerner, Brandon Coneby, Stephen Anderson, and Frank Baumgartner.

Absent: Larry Rzyzi.

Management Representative: Kiley Shively, Acri Property Manager, representing Acri Commercial Realty, Inc.

APPROVAL OF MINUTES

A motion made by Stephen Anderson, seconded by Susan Koerner and carried unanimously to approve the minutes of the November 25, 2014 Board meeting.

TREASURER'S REPORT

Review Financial Statement - The Board was provided with the financial statement through March 2015. The Association is over budget on snow removal. The financial statement was unanimously accepted as presented.

MANAGEMENT REPORT

The management correspondence was accepted as submitted.

OLD BUSINESS

Drainage issue- The Board advised management to obtain proposals to plant trees in the common area where it is wet and obtain proposals for drainage corrections. Frank Uhl has not submitted a proposal.

The Board unanimously agreed to purchase a no littering sign to be installed at the gazebo area.

NEW BUSINESS

Frank Baumgartner presented information on a paint contractor who has a list of pricing available for homeowners to paint exterior items on their homes. Frank will ask the contractor if he will sponsor and pay for a mailing to the community with his information on one side and a community newsletter on the other side. The newsletter will also be emailed to owners who have given their emails.

The Board discussed items to be included in the newsletter. Management will draft a newsletter for the Board to review.

The Board agreed to hold the annual meeting on September 24, 2015. Possible topics for the agenda are woodland management, snow removal, and townhome exterior condition standard.

The Board discussed that community complaints should be directed to Acri,

NEXT BOARD MEETING

Conference call on August 20, 2015 beginning at 6:00 p.m.

ADJOURNMENT - A motion was properly made, seconded and carried unanimously to adjourn the meeting at 7:10 p.m.

Respectfully submitted,

Susan Koerner, Secretary