

**ADAMS RIDGE COMMUNITY SERVICE ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 20, 2015**

CALL TO ORDER

The teleconference meeting was called to order by Property Manager, Kiley Shively at 6:02 p.m.

ROLL CALL

Board Members Present: Brandon Coneby, Larry Rzyzi, and Stephen Anderson.

Absent: Susan Koerner

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

Frank Baumgartner has resigned from the Board due to selling his home in the community. Frank's term expires at the 2015 annual meeting on September 24, 2015. Three Board members will be elected to the Board at the annual meeting.

APPROVAL OF MINUTES

A motion made by Stephen Anderson, seconded by Brandon Coneby and carried unanimously to approve the minutes of the May 6, 2015 Board meeting.

TREASURER'S REPORT

Review Financial Statement - The Board was provided with the financial statement through July 2015. The financial statement was unanimously accepted as presented.

MANAGEMENT REPORT

The management correspondence was accepted as submitted.

OLD BUSINESS

Drainage issue- The Board reviewed proposals from JML Landscape and Matt Mertz plumbing to correct drainage issues on common area in the rear of unit 638 and 673. The Board advised management to obtain a quote to install trees behind the units near 638. Management was advised to have a photo of the area for display at the annual meeting. The Board will discuss the drainage options with the homeowners at the annual meeting.

The Board discussed the snow removal specifications. The Board advised management to obtain quotes on the full service and partial service.

NEW BUSINESS

The Board discussed the agenda for the annual meeting. The annual meeting notice will be mailed to all homeowners. The terms of Frank Baumgartner, Stephen Anderson, and Larry Rzyzi will expire at the 2015 annual meeting.

NEXT BOARD MEETING

September 24, 2015 beginning at 6:30 p.m.

ADJOURNMENT - A motion was properly made, seconded and carried unanimously to adjourn the meeting at 7:00 p.m.

Respectfully submitted,

Susan Koerner, Secretary