

**ARBOR COURT PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES  
THURSDAY, June 21, 2018, AT 10:30 A.M.**

I. Call to Order:

President Robert Cox called the meeting to order at 10:30 A.M. The meeting was held at the MCA Office. A quorum was established.

Board Members Present: Robert Cox, President; Ellen Sikora, Vice President; Sally Stipp, Secretary; and Dan Wilson, Treasurer. Also, present Amy Martin, CAM and several members of the Association; Judy Smith, Kim Knudsen, Donna Cord, and Cheryl Cox.

II. Minutes:

The Minutes of the Board meeting on May 17, 2018, was read by Sally Stipp.

**A motion was made by Dan Wilson to approve the Board of Directors meeting minutes from May 17, 2018, and seconded by Robert Cox. All were in favor. Motion passed.**

III. Treasurers Report: Dan Wilson

May's expenses were \$1,000 more than what was taken in this month due to the Review Financial Statement having to be completed.

Sally Stipp questioned what the two expenses were for \$99.99 (computer program) and \$ 40.27 (black ink) to Robert Cox. Sally feels that before a Board member gets reimbursement for funds by the Association that the Board needs to approve.

Dan Wilson has recommended that tech soup be looked into before any more computer programs or office supplies

**A motion was made by Sally Stipp for Robert Cox to refund \$140 for the purchase of office supplies and seconded by Ellen Sikora. AGAINST: Dan Wilson and Robert Cox abstain. Motion passed.**

Sally Stipp accepted the Treasurers report for audit.

IV. Committee Reports:

DAB: Dan Wilson

There were a couple of requests for tree cutting, but the owners have been notified that they are responsible for the trimming of the trees that are on their properties above 15 ft.

The owner at 1769 N. Ensign is complaining that there is a tree behind her unit that is hanging low. It will be brought to the landscaper's attention.

Landscaping: Ellen Sikora

Ellen spoke to Kevin about fulfilling contract requirements:

- . Hand weeding should be done once a month
- . Trimming should be done once a month

There have been some complaints about the workers not watching where they are edging and weed whacking. Ellen will address this with Kevin.

Ellen will go over to 6025 W. Ainsley with Kevin to show him where the stucco on the unit is chipped due to hitting the wall with their equipment. Waterside will be responsible for cost of repair.

Same week, Waterside whacked some bushes on several different properties, and cut through the cable line at 1751 N. Ensign.

Welcoming: Sally Stipp

There is one (1) homeowner that moved in last month. They have both received their welcome packet.

The two (2) homeowners that moved in last month will receive their welcome packets once they are fully moved in.

Block Captains: Sally Stipp

There is a new block captain on W Cryoden St.

Flags were looked into since there are some streets that are in need of new ones.

**A motion was made by Robert Cox to buy one hundred and forty-four (144) flags on amazon at a price of fifty-two (52) cents each and seconded by Sally Stipp. All were in favor. Motion Passed.**

Social/Communication: Cheryl Cox

A pot luck is going to be planned either in the month of July or August, for all Arbor Court residents to attend.

Cheryl suggested to the Board on April 26th (Arbor Day) the Board should think about having a special day to plant a tree in the community.

Manager's Report: Amy Martin

Amy reviewed the Homeowners that are missing their Termite Policy and Homeowner's Insurance with the Board. There are a total of five (5) homeowners that have nothing on file for both homeowners Insurance and Termite Policy.

Once the violation gets to the third letter stage; Amy will bring it to the Boards attention before sending the third letter and the Board will decide to fine to homeowner or not.

The fining Committee is: Donna Cord and Kim Knudson volunteered to be on the committee along with Jean Wheeler who previously volunteered.

V. Old Business:

The first islands light on the D streets is either on non-stop or is off; Amy is going to have a new photo cell installed and the last island lights on the D streets are still not working. Amy to follow up.

VI. New Business:

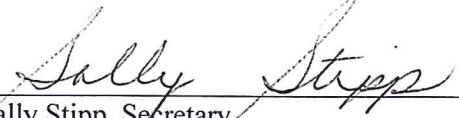
The point was made that for the previous 5 years we have paid Don Morris irrigation \$100,000 dollars. Approximately \$20,000 per year of which half has been contract service and the other half for parts and extra service. According to Amy, invoices for the extra services were never itemized. (What parts, for what zones, etc.) The Board feels this is pertinent information that should be included before payment is made on any further invoices. Amy to notify the owner of the company.

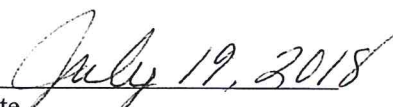
VII. Adjournment:

**A motion was made by Dan Wilson to adjourn the meeting at 12:50 P.M. seconded by, Robert Cox. All in favor. Motion passed.**

All calls will continue to go through Amy Martin, 352-746-6770

Submitted By: Amy Martin, CAM

  
Sally Stipp, Secretary

  
Date