



Board Meeting Minutes
Apple Ridge Condominium Owner's Association
April 22, 2025 – 5:30 PM
Lakeside Community Room

Board Members Present: Stephanie Giyan, Donna Lunsford, Bob Weaver

Others Present: Brent Britton w/ TopLine Management

The meeting was called to order at 5:34 PM by Stephanie Giyan.

- The agenda for April 22, 2025 was amended because no October 2024 were ever prepared by prior management. 1st by Donna Lundsford, 2nd by Bob Weaver, All approve amended agenda.
- Financials were presented by TopLine Management. Cash on hand: Operating-\$27, 457 and in Reserve-\$96,835 as of 4/22/25. Condensed Profit & Loss through 4/22/25 showed total income at \$32,000 and expenses at \$23,578 leaving a net income of \$8,422. Financials were approved. 1st by Donna Lundsford and 2nd by Bob Weaver. All in favor.

Old Business

- There was discussion about the completed painting on west side of Bldg 500, Dryer vent cleaning, irrigation start up and spring walk around. The building expense budget has almost been used up, so the Board decided that the focus needed to be on grounds for 2025. There are still small repairs and maintenance to do on Building 400 and carports, and we'll still get those small projects done during the spring/summer of 2025

New Business

- Discussion was then focused on spring walk about and the 2) bids given by Bret Hughes. The 1st bid of \$850 for spring cleanup has been approved and the 2nd bid for removing bushes and trimming trees, adding rock, clean up branches off fences, seeding and other cleanup has been approved. The aprx. cost of this is \$4,210, but might increase because of added cost for rock and bushes. There is a possibility that we might have to go into the Reserve account for these expenses, but will monitor and look at the costs overrun later on in the summer.
- Letters were sent out to 7) owners regarding paint/repairs needed on their fences, clean up of bac patio areas and trimming of owners bushes/trees. ACOA gave owners 30) days to get these repairs done, and if not complete in the 30) days, ACOA will do the repairs/paint and bill the owners.

The meeting was adjourned at 6:25p

Bob Weaver, President _____