

Autumn Ridge Community Association

ANNUAL BOARD MEETING MINUTES

11/12/2025 6:00 p.m.

Meeting held at AR Clubhouse



Call to Order: The meeting was called to order at 6:01pm by Roger. Minutes were approved by Susie and seconded by Tom. All board members introduced themselves to residents.

Old Business:

Roger began meeting explaining various projects completed in 2025 and upcoming projects for 2026. The attached sheet shows those projects. In regards to the covenants, the board is going to review negative comments and attempt to make changes after the first of the year. Roger made a point to mention all the work Tom, Sharon, and Mike have completed this year. Their tremendous amount of work does not go unnoticed. Roger explained that he will be stepping down as president at the end of the year. The board is very happy to announce Tom Goff as the new president of the Autumn Ridge Community Association Board of Directors.

Business Manager's Report:

Kris and Tom presented the annual budget. Kris explained the reasoning for an increase in dues from \$435 to \$465. We will also be reallocating budget items from the association to the pool; for example, landscaping. Tom also discussed the process of obtaining quotes for all projects – both current and future. He explained we will request quotes from several companies, create comparisons, and narrow the quotes down to what fits our budget and expectations. After the budget was reviewed, Roger asked for approval. Susie approved, George Scott seconded.

Committee Reports:

Architectural: Randy clarified with residents that the architectural committee is composed of multiple members, not just one person. Any easy requests such as sidewalk repair or landscape removal are approved without needing to discuss with members. Bigger projects such as additions, painting, or roofs will be brought to the board for approval. Randy also mentioned the board will resume sending letters to residents in violation of our covenants.

Infrastructure: Randy discussed the installation of street signs and overall excitement from residents at this improvement. Sharon discussed our next project – mailboxes. She explained there have been several number panels replaced on unsightly mailboxes. The board again thanked Sharon for all her work in obtaining quotes and securing the work. One resident brought up the question of our neighborhood sidewalks. He enjoys walking frequently and has fallen several times due to uneven sidewalks. He questioned who is

responsible for maintenance. The board reported it is the homeowner's responsibility to fix sidewalks and could be held liable in the event of a fall. The resident offered to help find a vendor to fix sidewalks and suggested we put something in the newsletter. If enough people would be interested in repairing sidewalks, could we get a group discount?

Landscape: Sharon presented landscape projects with an emphasis on low maintenance landscaping that is up to our standards. One resident questioned the dying trees along Auburn Road. The board explained those trees are part of the golf course and are actually not our responsibility. Several residents questioned if the golf course puts money back into the course to help the aesthetics – for example: fountains in ponds or trees.

Pool/Tennis: Mike presented current status of the pool. He thanked Leah Morgan for all her work this year. The Autumn Ridge Swim Team won the city swim meet championship! This year we had a \$3,850 increase in revenue from outside memberships. Mike mentioned the replacement of 10 chairs at the pool. He mentioned he has received questions on the pickleball nets – replace or create permanent nets. The board will discuss this at a later date. A resident posed the question of liability on the tennis court. Are we liable for anything that happens on the tennis court in the terms of injury? Randy answered that we are covered by our insurance. One resident commented the cracks on the tennis court and not as necessary to take care of now in his opinion.

Web Page: Sharon took a few minutes to explain what is on the web page and where to find items.

Newsletter: It was requested to have a spot in the newsletter regarding use of dumpsters in the neighborhood, cars on the street, and sidewalks.

Meet and Greet: We welcomed 14 new residents to our community this year!

New Business: One resident asked if there is anything we can do for community events. A resident mentioned food trucks or a block party at the pool. The board will discuss at a later date with the hope we could do events this summer.

Adjournment: Meeting adjourned at 7:22pm

Next meeting: TBD

What's Going on with Maintaining Our Community

2025 Projects:

- Replace all Street Signs
- Expanded Program to replace / repair Mailbox Stands, Address Boards and mailboxes themselves
- Commence Foundational work on updating our Landscape by removing ground covering the North Entrance and removing weeds, flowers behind north wall of the South Entrance
- Prepare RFQ, then provide the RFQ to 5 possible vendors and evaluate their quotes. This process culminated in a new 3-year contract with a reduced price. (However, we are returning to using our Landscape provider and the board will be doing significantly less landscaping work)
- 10 New Lounge Chairs for the pool
- A Potential Federal Tax Issue has recently surfaced relating to Outside Pool Memberships

2026 Projects being evaluated:

- Continue replacing Mailbox Address Boards and Stands as needed
- Create Structured process to deal with member complaints about neighbors not abiding by the covenants
- Re-evaluate updating ARCA Covenants
- Replace Grasses in front of wall behind #18 with River Rock
- Landscape area between Pergola and Tennis Courts
- Improve Pool Management process at the "Club"
- 10 Additional Lawn Chairs for the pool
- Cleaning and Painting Light Poles
- Watering grassy areas adjacent to the Club and the North Entrance
- Removing additional mulched areas around the Pool and replacing with grass
- Re-evaluate Waste Collection Contract as our current 3-year contract expires 2/1/2027

2027 Project being evaluated:

- Replace Landscape at South Entrance
- Golf Course Landscape Issue adjacent to Pool and Tennis Courts
- Re-painting lines at the bottom of the pool and at the Tennis Courts