

MINUTES OF THE ANNUAL MEETING
ADAM RIDGE ROWHOMES ASSOCIATION

The annual meeting of for Adam Ridge Rowhomes was held on the 4th day of November 2024, pursuant to notice as contained in the Bylaws.

Present were the following Directors and Unit Owners, being the owners of a majority of the outstanding votes, and constituting a quorum, namely:

Directors, In Person

Brenda Burditt - President
Michelle Johnson – Vice President
Prajith Kakkunnath

Unit Owners, In Person

6100 –	6111 –	6124 – X	6137 – X	6150 – X	6163 –
6101 – Proxy	6114 –	6125 – Proxy	6140 – Proxy	6151 –	6164 – X
6104 – Proxy	6115 – Proxy	6128 – X	6141 –	6154 – X	6168 – Proxy
6105 – Proxy	6118 – X	6129 – X	6142 – Proxy	6155 – Proxy	6172 – Proxy
6106 – X	6119 – Proxy	6132 – X	6143 – X	6158 – Proxy	6176 – Proxy
6107 – Proxy	6120 – Proxy	6133 – Proxy	6146 – X	6159 –	6180 – Proxy
6110 – Proxy	6121 – Proxy	6136 – X	6147 – X	6162 –	6184 – X

Total Number of Unit Owners Represented	34
Percent of Votes Outstanding	8
Percentage of Quorum	80.95%

Call to Order

Established Quorum – 80.95%

Financial Report

New Business

- a. Adam Ridge Master Association
- b. Rules and Regulations

Voting

- a. 2024 – 2025 Board of Directors
 - a. Motion to Approve 2 New Board Members
 - b. Motion – 6136
 - c. 2nd Motion – 6164
 - d. Motion Passes
 - i. Ryan Riddick – Board Member
 - ii. Shelly Wolterman – Board Member

Jeff Horner - Property Management by Design

- a. Online Residence Center
- b. Association Website
- c. Looking to Sell?

Moton to Adjourn

- a. Motion – 6136
- b. 2nd Motion – 6164
- c. Motion Passes

UNIT OWNERS:

Dated: _____

6100 Manchester Lane, Voting Member

Dated: 11/4/2024



6101 Manchester Lane, Voting Member

Dated: 11/4/2024



6104 Manchester Lane, Voting Member

Dated: 11/4/2024




6105 Manchester Lane, Voting Member

Dated: 11/04/2024



6106 Manchester Lane, Voting Member

Dated: 11-4-2024



6107 Manchester Lane, Voting Member

Dated: 11-4-2024



6110 Manchester Lane, Voting Member


Dated: _____

6111 Manchester Lane, Voting Member


Dated: _____

6114 Manchester Lane, Voting Member

Dated: 11/4/2024


6115 Manchester Lane, Voting Member


Dated: 11/4/2024


6118 Manchester Lane, Voting Member


Dated: 11/4/2024


6119 Manchester Lane, Voting Member

Dated: 11/4/25


6120 Bradford Lane, Voting Member

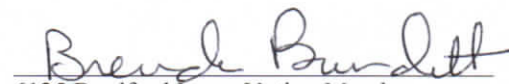
Dated: 11/4/2024


6121 Bradford Lane, Voting Member


Dated: 11/4/2024


6124 Bradford Lane, Voting Member

Dated: 11-4-2024


6125 Bradford Lane, Voting Member


Dated: 11-4-2024.


6128 Bradford Lane, Voting Member

Dated: 11/4/24


6129 Bradford Lane, Voting Member

Dated: 11/4/2024


6132 Bradford Lane, Voting Member

Dated: 11-4-2024

Brenda Burdett
6133 Bradford Lane, Voting Member

Dated: 11-4-2024

Michelle Johnson
6136 Bradford Lane, Voting Member

Dated: 11-4-2024

John M
6137 Bradford Lane, Voting Member

Dated: 11-4-2024

Michelle Johnson
6140 Bradford Lane, Voting Member

Dated: _____

6141 Bradford Lane, Voting Member

Dated: 11/4/2024

[Signature]
6142 Bristol Lane, Voting Member

Dated: 11-4-2024

Bren Le Burdett
6143 Bristol Lane, Voting Member

Dated: 11/4/2024

[Signature]
6146 Bristol Lane, Voting Member

Dated: 11-4-24

Adrian Jusic
6147 Bristol Lane, Voting Member

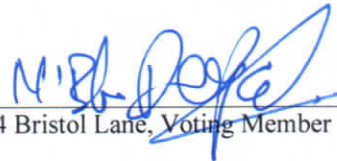
Dated: 11/4/24

[Signature]
6150 Bristol Lane, Voting Member

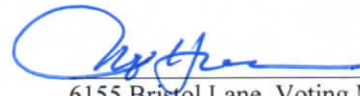
Dated: _____

6151 Bristol Lane, Voting Member


Dated: 11/4/24


6154 Bristol Lane, Voting Member

Dated: 11/4/2024


6155 Bristol Lane, Voting Member

Dated: 11/4/2024


6158 Bristol Lane, Voting Member

Dated: _____

6159 Bristol Lane, Voting Member

Dated: _____

6162 Bristol Lane, Voting Member

Dated: _____

6163 Bristol Lane, Voting Member

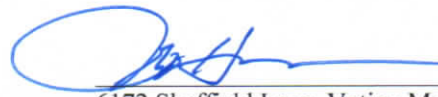
Dated: 11-9-2024


6164 Sheffield Lane, Voting Member

Dated: 11/4/2024


6168 Sheffield Lane, Voting Member

Dated: 11/4/2024



6172 Sheffield Lane, Voting Member

Dated: 11/4/2024



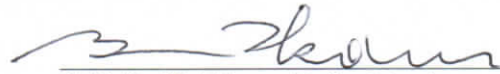
6176 Sheffield Lane, Voting Member

Dated: 11/4/2024



6180 Sheffield Lane, Voting Member

Dated: 11/4/2024



6184 Sheffield Lane, Voting Member

* light bulbs on units

* dryer Vents

* commercial vehicles

* vols are in front yard by "pond"

PROXY FORM

Date: 10-13-24

I, Max Bender, owner of 6101 Manchester Ln,
(Name of Homeowner) (Homeowner Address)
and a voting member of Adam Ridge Rowhomes hereby appoint ~~Max Bender~~ Jeff Horner
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on November 4, 2024 at 6:30pm and will expire at the adjournment of the annual association meeting.

Max Bender
Homeowner Printed Name


Homeowner Signature

10-13-24
Date

Proxy Forms can be:

- Delivered to any member to bring to the meeting.
- Scanned and emailed back to JeffHorner@PM-ByDesign.com by October 31, 2024.
- Mailed and received by October 31, 2024 to:

Property Management by Design
C/o: Adam Ridge Rowhomes
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 11/4/24

I, Elizabeth van der, owner of 6110 Manchester,
(Name of Homeowner) (Homeowner Address)
and a voting member of Adam Ridge Rowhomes hereby appoint whomever
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

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Elizabeth A. van der
Homeowner Printed Name

[Signature] 11/4/24
Homeowner Signature Date

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Property Management by Design
C/o: Adam Ridge Rowhomes
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 10-08-24

I, Edina Avdic, owner of Edina Avdic 6114 Manchester LN
(Name of Homeowner) (Homeowner Address) Johnston IA
and a voting member of Adam Ridge Rowhomes hereby appoint Jeff Horner
(Name of Designee) 50131

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on November 4, 2024 at 6:30pm and will expire at the adjournment of the annual association meeting.

EDINA AVDIC
Homeowner Printed Name

Edina Avdic 10-07-24
Homeowner Signature Date

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PROXY FORM

Date: 10/20/24

I, Brianna Haden, owner of 6105 Manchester Lane,
(Name of Homeowner) (Homeowner Address)
and a voting member of Adam Ridge Rowhomes hereby appoint ~~Jeff Horner~~ ~~Brian Horner~~ Jeff Horner
(Name of Designee)
who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

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Brianna Haden
Homeowner Printed Name

[Signature]
Homeowner Signature

10/20/24
Date

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Ankeny, IA 50023

PROXY FORM

Date: 10/10/2024

I, Lori Grismore, owner of 6107 Manchester Lane
(Name of Homeowner) (Homeowner Address)

and a voting member of Adam Ridge Rowhomes hereby appoint Michelle Johnson
(Name of Designee)
who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on November 4, 2024 at 6:30pm and will expire at the adjournment of the annual association meeting.

Lori Grismore
Homeowner Printed Name

Lori Grismore
Homeowner Signature

10/10/2024
Date

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2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 11/4/24

I, Rifat & Mesuda Iyannin owner of 6115 Manchester Lane Johnston
(Name of Homeowner) (Homeowner Address) FA50131
and a voting member of Adam Ridge Rowhomes hereby appoint Adam Ridge - Jeff Horner
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on November 4, 2024 at 6:30pm and will expire at the adjournment of the annual association meeting.

Rifat & Mesuda Iyannin
Homeowner Printed Name

Rifat Iyannin
Homeowner Signature

10.2.2024
Date

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2602 SW Westwinds Blvd
Ankeny, IA 50023



PROXY FORM

Date: 11/5/2024

I, Moses Sloven, owner of 6119 Manchester Ln,
(Name of Homeowner) (Homeowner Address)
and a voting member of Adam Ridge Rowhomes hereby appoint Jeff Horner
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on November 4, 2024 at 6:30pm and will expire at the adjournment of the annual association meeting.

Moses Sloven

Homeowner Printed Name

Homeowner Signature

11/5/2024

Date

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2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 10/11/24

I, Jenna Dille, owner of 6120 Bradford Lane,
(Name of Homeowner) (Homeowner Address)
and a voting member of Adam Ridge Rowhomes hereby appoint Karla Dille
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on November 4, 2024 at 6:30pm and will expire at the adjournment of the annual association meeting.

Jenna Dille
Homeowner Printed Name

[Signature]
Homeowner Signature

10/11/24
Date

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Ankeny, IA 50023

PROXY FORM

Date: 10/31/24

I, Belmin Subasic, owner of 6121 Bradford Ln,
(Name of Homeowner) (Homeowner Address)
and a voting member of Adam Ridge Rowhomes hereby appoint Jeff Horner
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

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Belmin Subasic
Homeowner Printed Name

Belmin Subasic 10/31/24
Homeowner Signature Date

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Ankeny, IA 50023

PROXY FORM

Date:

10-31-2024

I, SOLOMON H. WIENER, owner of 6125 BRADFORD LN.
(Name of Homeowner) (Homeowner Address)

and a voting member of Adam Ridge Rowhomes hereby appoint BRENDA BURDITT
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on November 4, 2024 at 6:30pm and will expire at the adjournment of the annual association meeting.

SOLOMON H. WIENER
Homeowner Printed Name

[Signature]
Homeowner Signature

10-31-24
Date

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2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 10/30/2024

I, Brenda Lepe, owner of 6133 Bradford,
(Name of Homeowner) (Homeowner Address)
and a voting member of Adam Ridge Rowhomes hereby appoint Brenda Burditt
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on November 4, 2024 at 6:30pm and will expire at the adjournment of the annual association meeting.

Brenda Lepe
Homeowner Printed Name

Brenda Lepe
Homeowner Signature

10/30/2024
Date

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PROXY FORM

Date: 10/3/2024

I, Jennifer Harken owner of 6640 Bradford Lane, Johnston
(Name of Homeowner) (Homeowner Address)
and a voting member of Adam Ridge Rowhomes hereby appoint Michelle Johnson
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on November 4, 2024 at 6:30pm and will expire at the adjournment of the annual association meeting.

Jennifer Harken
Homeowner Printed Name

Jennifer Harken 10/3/2024
Homeowner Signature Date

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Ankeny, IA 50023

PROXY FORM

Date: 11-01-2024

I, Demal Dervisevic, owner of 6142 Bristol Ln
(Name of Homeowner) (Homeowner Address)

and a voting member of Adam Ridge Rowhomes hereby appoint Jeff Horner
(Name of Designee)
who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on November 4, 2024 at 6:30pm and will expire at the adjournment of the annual association meeting.

DEMAL DERVISEVIC
Homeowner Printed Name

Demal Dervisevic
Homeowner Signature

11-04-2024
Date

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2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 10-28-24

I, Suada Sabic, owner of 6155 Bristol Ln Johnston IA 50131
(Name of Homeowner) (Homeowner Address)
and a voting member of Adam Ridge Rowhomes hereby appoint Jeff Horner
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

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Suada Sabic
Homeowner Printed Name

Suada Sabic 10-28-24
Homeowner Signature Date

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Ankeny, IA 50023

PROXY FORM

Date: 11-04-24

I, A To Z ASSETS LLC, owner of 6158 BRISTOL LN, Johnston, IA
(Name of Homeowner) (Homeowner Address)

and a voting member of Adam Ridge Rowhomes hereby appoint Jeff Horner
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held ~~September 23rd~~ NOV-04, 2024, 6:00pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on ~~September 23rd~~ NOV-04, 2024 at 6:00pm and will expire at the adjournment of the annual association meeting.

PRABHJOT SINGH
Homeowner Printed Name

[Signature]
Homeowner Signature

11-04-24
Date

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Ankeny, IA 50023

PROXY FORM

Date: 10-17-24

I, Aida Sarajlija, owner of 6168 Sheffield Ln, Johnston
(Name of Homeowner) (Homeowner Address)
and a voting member of Adam Ridge Rowhomes hereby appoint Jeff Horner - management
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on November 4, 2024 at 6:30pm and will expire at the adjournment of the annual association meeting.

Aida Sarajlija
Homeowner Printed Name

Aida
Homeowner Signature

10-17-24
Date

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Ankeny, IA 50023

PROXY FORM

Date: 10/20/24

I, Alex Shepard, owner of 6172 Sheffield Lane
(Name of Homeowner) (Homeowner Address)

and a voting member of Adam Ridge Rowhomes hereby appoint

~~Alex Shepard~~ Jeff Horner
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

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Alex Shepard
Homeowner Printed Name

Alex Shepard
Homeowner Signature

10/20/24
Date

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Ankeny, IA 50023

PROXY FORM

Date: 5-4-2024

I, Beverly Boeding, owner of 6176 Sheffield Lane, Johnston IA
(Name of Homeowner) (Homeowner Address)
and a voting member of Adam Ridge Rowhomes hereby appoint Jeff Horner
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held September 23rd, 2024, 6:00pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on September 23rd, 2024 at 6:00pm and will expire at the adjournment of the annual association meeting.

Beverly Boeding
Homeowner Printed Name

Louise Boeding 5-4-24
Homeowner Signature Date

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C/o: Adam Ridge Rowhomes
2602 SW Westwinds Blvd
Ankeny, IA 50023



PROXY FORM

Date: 10.05.2024

I, FUAD OKIC, owner of 6180 Sheffield Ln Johnston Ia
(Name of Homeowner) (Homeowner Address)
and a voting member of Adam Ridge Rowhomes hereby appoint ~~Regina Okic~~ Jeff Horner
(Name of Designee)

who is another voting member of the association, to serve as my proxy holder to attend the association annual meeting to be held November 4, 2024, 6:30pm at the Johnston Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

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FUAD OKIC
Homeowner Printed Name

[Signature]
Homeowner Signature

10.05.2024
Date

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