

Arbor Roses Homeowners Association
Board of Directors Regular Meeting Minutes
January 23, 2007

Call to Order:

A regular meeting of the Arbor Roses Board of Directors was called to order at 6:35 p.m., on Tuesday, January 23, 2007, at the Arbor Roses Clubhouse. The Board of Directors in attendance were as follows:

- Doug Balzer, President
- Michele Herman, Secretary
- Jim Maguire, Treasurer
- Amy West
- Anwar Parra

Reading & Approval of Minutes:

Jim Maguire moved "that we accept the meeting minutes as written." The motion was seconded and adopted without debate.

Acceptance of 1/23/07 Agenda:

Anwar Parra moved "that we accept the agenda." The motion was seconded and adopted without debate.

New Board Member Training:

David Hummel from Northwest Community Management hosted New Board Member Training for the new Board Members as well as the community members in attendance.

Fibersphere Communications, Inc.:

Ian Draney from Fibersphere Communication, Inc. gave a presentation on the Internet Services his company provides. Ian also notified the community of a planned network upgrade that will take place at end of February, which will increase bandwidth to allow for faster uploads and downloads. This should be a seamless transition and downtime should not be incurred. Ian also made himself available after the meeting adjourned for questions and comments from the homeowners who were present.

Key Fob Proposal:

Doug Balzer moved "that we discuss the key fob proposal." This motion was seconded by Amy West and adopted without debate.

The original system that was set up to allow key fob access to controlled areas through each homeowner's key fob does not have enough memory to support the activation of key fobs for any new members of the Arbor Roses community. The key fob proposal from Metro Security Access Control would allow them to supply and install a T1000MEM Memory Card, which would provide enough memory to support the activation of at least two key fobs for each of the 614 homes in the Arbor Roses community.

Anwar Parra moved "that we postpone this discussion until we figure out exactly how many key fobs have been issued." The motion was seconded by Jim Maguire and adopted without debate.

Gym Hours:

Doug Balzer moved "that we postpone this to a future meeting." The motion was seconded by Jim Maguire and adopted without debate.

In-Home Child Care Facilities:

Michele Herman moved "that discussion on in-home child care facilities be postponed until the February 20, 2007 Regular Board Meeting." This motion was seconded by Jim Maguire and adopted without debate.

New Business:

Doug Balzer moved "that we add additional business that we need to deal with." This motion was seconded by Jim Maguire and adopted without debate.

- **Collection Resolution:**

Doug Balzer moved "that we discuss delinquent accounts." The motion was seconded by Jim Maguire and adopted without debate.

Amy West moved "that we send the delinquent accounts to the attorney for collection." The motion was seconded by Jim Maguire and approved without debate.

- **Water Leak in Gym:**

Doug Balzer moved "that we bring up discussion concerning the water leak in the weight room." The motion was seconded by Jim Maguire and approved without debate.

A water leak coming through the wall and carpeting in the weight room was noted on the 1/10/07 Site Review Report. Doug met with a contractor from Symmetry Construction Services on the afternoon of 1/23/07 to obtain an estimate for repairing the damage caused by the leak. During the meeting with the contractor, it was determined that the source of the water leak is the o-ring on the top of the main pool filtration system located in the storage room on the opposite side of the wall from the weight room. Wet Kat Pool Service has been notified to see what they can do to repair the filtration system.

Doug Balzer moved "that we limit our discussion and take forward for a vote." The motion was seconded and approved.


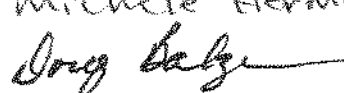
Doug Balzer moved "that we contract with Symmetry Construction Services for the repair of the weight room at a capped dollar amount of \$3500." The motion was seconded by Jim Maguire and approved without debate.

Home-Owners Open Forum:

An open forum for homeowners to voice concerns and ask questions was held.

Adjournment:

Michele Herman moved "that we adjourn the January 23, 2007 Board Meeting at 9:03 p.m." The motion was seconded by Jim Maguire and adopted without debate.

 2/20/07
Michele Herman
 2/20/07