

**Arbor Roses Homeowners Association**  
**Board of Directors Regular Meeting Minutes**  
**January 16, 2007**

**Call to Order:**

A regular meeting of the Arbor Roses Board of Directors was called to order at 6:30 p.m. on Tuesday, January 16, 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

**Introduction of Board Members:**

Each of the Board Members introduced themselves and provided a brief description of what duties they will be performing on the Board of Directors to serve the Arbor Roses Community.

**2006 Tax Preparation:**

Anthony Matson, C.P.A., was contracted to perform the 2006 tax preparation for the Arbor Roses Homeowners Association.

**Letter of Authorization:**

The Letter of Authorization was reviewed and discussed by the Board of Directors to determine who, if anyone, should become additional signers on the Arbor Roses Homeowners Association bank accounts. Jim Maguire moved "that the three bank signatories be the three officers of the association: president, secretary, and treasurer." The motion was adopted.

Discussion occurred on whether or not anyone on the Board of Directors should have the ability to authorize the expenditure of money each month without authorization or discussion at a Board Meeting. Jim Maguire moved "that the President of the Homeowners Association and the Treasurer of the Homeowners Association should be authorized to spend up to \$500 on normal everyday expenses that are not covered under the current budget." Jim Maguire restated this motion "with the limitation that the authorization to spend this money is on a monthly basis and does not accrue." The motion was adopted after debate.

**Northwest Community Management Board Member Interface:**

Jim Maguire moved "that all communications to Northwest Community Management from the Board of Directors shall be from the President until further notice." The motion was adopted after debate.

**Building Plans for the Arbor Roses Development:**

Plat maps, maps for plumbing, wiring, sewer, water, and community "fixtures," such as fire exits, are public records located on file with the City of Hillsboro.

**Northwest Community Management Site Review Reports:**

Concerns related to the Site Review Reports generated by Northwest Community Management were discussed.

**In-Home Child Care Facilities:**

Amy West requested to be allowed to continue providing child care within her home and provided background information on this request. Prior to further discussion and a ruling on the request, the Board of Directors requested for further information to be provided. Doug Balzer moved "that we postpone the discussion on in home child care facilities to a future meeting when it can be addressed more completely." The motion was adopted.

**ARC Review:**

The Board of Directors, who make up the ARC Committee, discussed the single ARC request for the installation of a glass/screen door at 959 Elina. Doug Balzer moved "to approve the Ramsey's ARC application for a glass/screen door." The motion was adopted.

Amy West moved "that the Board determine which types of doors they will approve." Jim Maguire moved to amend this motion by inserting further clarification into the motion "that the Board identify a minimum of three to five door styles that are acceptable and color appropriate to match the style of the home." After debate and amendment, the motion was adopted as follows: "that the Board determine which types of doors they will approve by identifying a minimum of three to five door styles that are acceptable and color appropriate to match the style of the home."

**CC&R Issues:**

Discussion on the issue of the stained/painted front porch at 1172 SE Bianca Street was tabled at the Board of Directors Meeting and directed for discussion and action within the ARC Committee.

**New Business:**

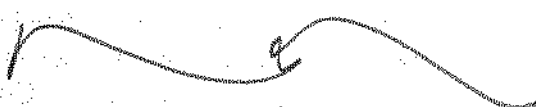

During new business, Amy West moved "that we vote on an earlier opening of the gym." No action was taken on this motion. Jim Maguire moved "that we postpone this discussion to the next meeting." The motion was adopted.

**Homeowners Open Forum:**

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

**Adjournment:**

Jim Maguire moved "that we adjourn the first Arbor Roses' Homeowners Meeting at 8:30 p.m." The motion was adopted.

  
Michele Herman  
1/23/07  
  
Doug Balzer  
1/23/07