

**Arbor Roses Homeowners Association**  
**Board of Directors Regular Meeting Minutes**  
**March 20, 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, March 20, 2007, at the Arbor Roses Clubhouse. The Directors in attendance were as follows:

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

**Acceptance of 3/20/07 Agenda:**

Doug Balzer moved "to accept the agenda." The motion was seconded by Jim Maguire and adopted.

Prior to the motion to accept the agenda, the agenda was amended to include the addition of the following item under the "New Business" category: Neighborhood Watch Program Signs.

**Reading & Approval of 2/20/07 Meeting Minutes:**

Anwar Parra moved "that we accept the minutes." The motion was seconded by Amy West and adopted.

**Showplace Landscape Services:**

John Shewchuck from Showplace Landscape Services provided a presentation on the landscaping services contracted by the Arbor Roses Community. According to discussion with John, and reference to the current contract between Arbor Roses and Showplace Landscape Services, any work to be performed on the trees within the Arbor Roses Community could be performed for an additional fee.

**Old Business:**

**a. In-Home Child Care Facilities:**

The proposed resolution on in-home child care facilities was reviewed by the Board to ensure that all requested changes had been made.

Anwar Parra moved "that we approve the rules for the in-home child care facilities resolution." The motion was seconded by Amy West and adopted after a 3:1 vote.

**b. Resident Lost Key Fob Replacement Costs:**

The Board reviewed Exhibit "A": Administrative Operating Expenses from the existing contract for the services provided by Northwest Community Management.

**c. Financial Penalties Resolution:**

A discussion regarding the change of fine values within section five of the financial penalties resolution took place.

Amy West moved "that we change the daily fine value to \$25 effective May 1, 2007." The motion was seconded by Jim Maguire and adopted.

**New Business:**

**a. Alarm System Update:**

Symmetry Construction Services has reprogrammed the data box to gain control of the alarm system in the Arbor Roses Clubhouse. Symmetry will now be monitoring the alarm system rather than American Homes Security.

**b. 969 Sacha Place – Symmetry Construction Report on Repairs & Recommendations:**

Doug Balzer read the findings and repairs report provided by Symmetry Construction regarding the repair work performed on the exterior of the townhome located at 969 Sacha Place. The necessary repairs have been made; however, Symmetry Construction recommends that the Board consider hiring a third-party architectural firm inspect all home types (Chateau, Cottage, Rowhome, and Terrace) within Arbor Roses for similar damages.

Jim Maguire moved "that we engage the services of an architectural firm to investigate possible construction defects similar to 969 Sacha Place, with a limit of \$1000." The motion was seconded by Amy West and approved.

**c. Northwest Community Management Contract – Exhibit "A":**

All Board Members have received an updated copy of Exhibit "A" and no further discussion regarding this item is required at this time.

**d. Rental Properties Resolutions:**

The CC&Rs do not currently require homeowners who are renting out their properties to provide copies of rental agreements and tenant contact information to the Homeowners Association, to be placed on file for that particular property. It has been proposed that resolutions are created and put into effect regarding rental agreement requirements and proof of the provision of CC&Rs to tenants. A decision was made to table the discussion on this agenda item until the 4/17/07 Board Meeting.

**e. Pet Ownership & Responsibilities Resolution:**

Pet ownership and responsibilities within the Arbor Roses Community was discussed. For the most part, it was determined that the CC&Rs are well enough defined cover most of the issues that have come up regarding pet ownership and the associated responsibilities. A decision was made to table the discussion on this agenda item for a future Board Meeting.

**f. Car Limiting Resolution:**

A decision was made to table the discussion on this agenda item until the 4/17/07 Board Meeting, where it would be brought up for discussion within the house rules agenda item.

**g. House Rules for Pool Area and Gym:**

A decision was made to table the discussion on this agenda item until the 4/17/07 Board Meeting.

**h. Roundelay Street – Gap in Fence; Potential Plant Purchase:**

There is a gap in the fence at the end of Roundelay Street that requires attention as it is being used as a neighborhood access point for trespassing and potential criminal activity. John Shewchuck of Showplace Landscape Service is going to look at the area in question and provide a proposal regarding the best natural solution for fixing the problem.

**i. Neighborhood Watch Program Signs:**

The Neighborhood Watch Committee has requested funding for the purchase of up to nine Neighborhood Watch signs to be posted at various locations within the Arbor Roses Community.

Jim Maguire moved “that we accept the Neighborhood Watch Program recommendation to purchase up to nine signs and arrange for Hillsboro Public Works to mount them on existing poles.” The motion was seconded by Anwar Parra and approved.

**Homeowners Open Forum:**

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

**Adjournment:**

At 8:23 p.m., Doug Balzer moved “that we adjourn the meeting. The motion was seconded by Jim Maguire and adopted.



4/12/07



michele Herman

4/12/07