

Arbor Roses Homeowners Association
Board of Directors Regular Meeting Minutes
April 17, 2007

Call to Order:

A regular meeting of the Arbor Roses Board of Directors was called to order at 6:39 p.m. on Tuesday, April 17, 2007, at the Arbor Roses Clubhouse. The Directors in attendance were as follows:

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

Acceptance of 4/17/07 Agenda:

Jim Maguire moved "that we accept the agenda." The motion was seconded by Anwar Parra and adopted.

Reading & Approval of 3/20/07 Meeting Minutes:

Jim Maguire moved "that we accept the March 20, 2007 meeting minutes as written." The motion was seconded by Amy West and approved.

Old Business:

a. Water Feature Malfunction & Repair:

Doug Balzer reported on the current state of the water feature located at the entrance of the Arbor Roses Community.

b. Rental Properties Resolutions:

Resolutions regarding the receipt of rental agreements for rental properties within Arbor Roses, as well as the provision of the Arbor Roses CC&Rs to the tenants of those rental properties and the tenants acknowledgement of receipt, are being drafted.

c. House Rules:

"House rules" regarding the gym, parking, common areas, pool area, and pet ownership are being drafted.

New Business:

a. Architectural Review Results:

Several Board Members met with a representative from Western Architectural on Saturday, April 15, 2007 to walk through the Arbor Roses Community. After the walk-through, Western Architectural provided three proposals outlining the costs associated with an actual architectural review study should the Board decide to have Western Architectural perform an architectural review study of the community.

Jim Maguire moved “that we go into executive session on Tuesday, May 1, 2007 to review the contracts from Western Architectural and discuss input received from legal council.” The motion was seconded by Amy West and approved.

b. Perimeter Wall Damage & Repair:

Doug Balzer reported on the progress made regarding the natural reaction – the white deposits – that is taking place on the brick perimeter wall due to the moisture seeping into the wall. The areas where we are seeing this natural reaction will eventually go away on their own without causing any premature deterioration to the wall itself. Additionally, since the brick wall remains under warranty, the areas where bricks have fallen out are being repaired at no cost to the Arbor Roses Homeowners Association.

c. Community Garbage Cans & Dog Poop Bag Stations

If finances are available, the Board will look into purchasing three community garbage cans and four or five dog poop bag stations to be placed at various locations throughout the Arbor Roses Community.

d. CC&R Violation Community Reviews:

Bev Boyd at NWCM is currently performing two site reviews of the Arbor Roses Community each month. In order to free up some of Bev’s time, the Architectural Review Committee (ARC) will begin performing periodic CC&R Violation Reviews of the Arbor Roses Community.

e. Alley Light Solution:

Due to the number of alley light bulbs that need to be replaced, the Board has asked for assistance from the Arbor Roses Neighborhood Watch Program (AR-NWP) to work one-on-one with homeowners regarding light bulb replacement.

f. Clubhouse Rental & Deposit Refunds:

Since the Board is now being provided with the clubhouse rental schedule, completion of the clubhouse rental checklist will be enforced for all future rentals. Discussion occurred regarding future rentals of the clubhouse and the withholding of deposits for incomplete items on the checklist. A proposal regarding the amounts to be withheld from deposits depending on the checklist items that are incomplete is being drafted.

g. Stop Sign Proposal:

Amy West presented a proposal for requesting the City of Hillsboro to install up to nine stop signs within the Arbor Roses Community. All Board Members were in agreement with a revised proposal for the request of six stop signs to be placed at the East and Westbound intersections of Bacarra Street, Tamango Street, and Leander Street with 11th Street, and a seventh stop sign to be placed at the Southbound intersection of 11th Street with Bianca Street.

h. Pool Opening, Schedule, & Supervision:

The pool will be opening on May 25, 2007. Once opened, the pool schedule will be the same as it was during 2006 (5:00 a.m. to 10:00 p.m.).

i. Showplace Landscape Services Proposals:

1. Organic Lawn Care:

At this point, there is not enough money in the budget to switch over to organic lawn care. However, if a homeowner would like to be added to Showplace Landscape Services "no spray" list, they may do so by contacting NWCM, who will then provide the necessary information to Showplace Landscape Services.

2. Park Drainage:

The proposal/price quote from Showplace Landscape Services to correct the drainage within the main park area and wetlands park area was reviewed. Showplace Landscape Services recommends that an overall grade change is made to both park areas rather than the installation of a French drain system.

3. Moss Control:

The proposal/price quote from Showplace Landscape Services to control the growth of moss was reviewed.

4. Shrub Deterrent:

The proposal/price quote from Showplace Landscape Services for the planting of three Warty Barberry bushes at the end of Roundelay Street where trespassers are breaking through the fence was reviewed.

5. Crane Flies:

The spraying that Showplace Landscape Services performed to rid the Arbor Roses Community of the crane flies did not take. To resolve the issue, Showplace Landscape Services will be re-applying the spray as a courtesy to the community. Additionally, Showplace Landscape Services will be over-seeding areas where the crane flies damaged the grass in order to promote new growth.

j. Miscellaneous "House-Keeping" Items:


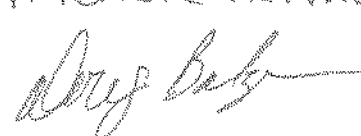
Four miscellaneous items were discussed, which included legal training seminar attendance, an in-home childcare provider, a note of default, and a letter to be submitted to West Hills Development requesting the completion of multiple action items.

Homeowners Open Forum:

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

Adjournment:

Doug Balzer moved "that we adjourn." The motion was seconded by Amy West and approved.


Michele Herman 5/15/07

Doug Balzer 5/15/07