

Arbor Roses Homeowners Association
Board of Directors Regular Meeting Minutes
May 15, 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, May 15, 2007, at the Arbor Roses Clubhouse. The Directors in attendance were as follows:

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

Acceptance of 5/15/07 Agenda:

The agenda for the May 15, 2007 Board of Directors Meeting was accepted without the requirement of a motion.

Reading & Approval of 4/17/07 Meeting Minutes:

Anwar Parra moved "that we approve the April 17, 2007 meeting minutes." The motion was seconded by Jim Maguire and approved.

Financial Update:

Prior to delivering an update regarding the financial status of the Arbor Roses Community, Jim Maguire resigned as a member of the Arbor Roses Board of Directors, effective immediately.

Doug Balzer provided a financial update for the Arbor Roses Community.

Old Business:

a. Architectural Review Study:

Discussion resumed regarding the possibility of having an architectural review study performed. In order to fund the study, the Board would need to implement a special assessment. A recommendation was made that the Board obtain further information from legal advisors prior to determining whether or not to have the study performed. Additionally, legal advice would be obtained regarding the breakdown of a special assessment based which homes are and are not exempt from special assessments according to the CC&Rs.

Doug Balzer moved "that we continue discussion on the architectural review study next month, at which time we will have collected additional information." The motion was seconded by Anwar Parra and approved.

b. Rental Properties Resolutions:

Michele Herman moved "that we discuss the rental properties resolutions at the June Board Meeting." The motion was seconded by Anwar Parra and approved.

c. **“House Rules” for Gym, Cars/Parking, Common Areas, Pet Ownership & Responsibilities:**

Michele Herman moved “that we discuss the house rules for the gym, cars/parking, common areas, and pet ownership and responsibilities at the June Board Meeting.” The motion was seconded by Anwar Parra and approved.

d. **“House Rules” for Pool Area:**

Pool rules are posted at the main entrance gate to the pool area and will be posted at the back entrance gate as well.

e. **Community Garbage Cans & Pet Waste Stations:**

Anwar Parra moved “that we purchase five aluminum bag dispensers and five steel mounting posts for pet waste sites.” The motion was seconded by Michele Herman and approved.

Further options regarding the purchase of garbage cans were needed.

f. **Clubhouse Rental & Deposit Refunds:**

A proposal regarding the guidelines to follow when determining what dollar amount should be withheld from clubhouse deposits for items that are left unfinished after residents have rented the clubhouse was reviewed. Further work is required on the proposal before it can be adopted.

New Business:

a. **Pool Committee Report:**

Bob Volk, Pool Committee Chair, provided a report from the Pool Committee.

Pool Furniture Repair/Replacement Requirements: At this time the pool furniture appears to be in good condition; however, all of the umbrellas have been damaged beyond repair and will be disposed of. There are no plans to replace the umbrellas.

Adult Swim Hour(s) Proposal: It was proposed that the Board consider scheduling an Adult Swim Hour, which would be a time when all children must vacate the pool area. A show of hands revealed that all community members in attendance were in favor of scheduling an Adult Swim Hour and would actually use the time.

Showering Requirements: A recommendation was made to install an outdoor shower for residents to use before and/or after using the pool and/or spa.

b. **Flag/Banner Resolution Proposal:**

The installation of a flag pole, and display of a flag/banner requires Architectural Review Committee (ARC) approval since it is an exterior change to the appearance of a home. Rather than creating a resolution, a standard response regarding the installation of flag poles and the display of flags/banners was created for use by the ARC.

c. 992 Portlandia – Basketball Hoop Petition:

The homeowner at 992 Portlandia Street submitted a petition, which would allow for a basketball hoop to be permanently placed on the side of the street near the park area on Portlandia Street. The petition also included provisions for the installation of a small play structure within the park area on Portlandia Street as well as the installation of “Children at Play” and speed zone signs and/or speed bumps.

Doug Balzer moved “that we reject the Portlandia resolution for play equipment as-is.” The motion was seconded by Anwar Parra and approved.

d. Showplace Landscape Services Proposals:

Multiple proposals submitted by Showplace Landscape Services were reviewed, which included a proposal for the planting of 2007 Summer Annuals, replacing the trees along the fire exit on Marinette Street, shrub replacement, and the installation of the water pipe drain cover in the park area on Portlandia street.

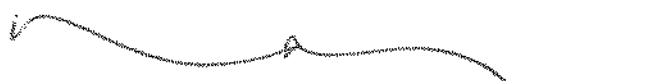
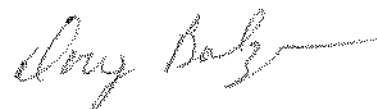
Doug Balzer moved “that we approve to have the summer variety flowers installed and request for a quote to replace annuals with perennials in the future.” The motion was seconded by Anwar Parra and approved.

Homeowners Open Forum:

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

Adjournment:

Doug moved “that we adjourn.” The motion was seconded by Anwar Parra and approved.


Michele Herman 6/19/07
 6/19/07