

**Arbor Roses Homeowners Association**  
**Board of Directors Regular Meeting Minutes**  
**June 19, 2007**

**Call to Order:**

A regular meeting of the Arbor Roses Board of Directors was called to order at 6:40 p.m. on Tuesday, June 19, 2007, at the Arbor Roses Clubhouse. The Directors in attendance were as follows:

- Doug Balzer, President
- Michele Herman, Secretary
- Amy West

**Acceptance of 6/19/07 Agenda:**

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

**Reading & Approval of 5/15/07 Meeting Minutes:**

Amy West moved "that we approve the May 15, 2007 meeting minutes." The motion was seconded by Doug Balzer and approved.

**Financial Update:**

A financial update was provided by Doug Balzer. Account summaries for each of the home types within the Arbor Roses Community can be found at the [www.arborroseshoa.org](http://www.arborroseshoa.org) website.

**Unfinished Business:**

**1. Architectural Review Study:**

Discussion resumed regarding the possibility of having an architectural review study of the community performed by an architectural review firm. Since the Homeowners Association is only responsible for the exteriors of the townhomes within the Arbor Roses Community, legal counsel has recommended that the Board elect to have the architectural review study performed only on the townhomes.

Doug Balzer moved "that contract for the water intrusion study be examined during next Board Meeting." The motion was seconded by Michele Herman and approved.

**2. Community Garbage Cans:**

Amy West moved that "we purchase three 32 gallon thermoplastic trash receptacles for placement in common areas." The motion was seconded by Doug Balzer and approved.

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

Doug Balzer moved "that we accept, as a guideline, the clubhouse financial penalties list." The motion was seconded by Amy West and approved.

**New Business:**

**1. Pool/Gym Repairs:**

Doug Balzer provided an update on the work being performed within the pool room and fitness center. For the duration of the repairs, Doug reported that he needed the Board to increase the dollar value that he is allowed to approve without involving the entire Board.

Michele Herman moved “that we provide Doug Balzer, HOA Board president and acting treasurer, with the authority to approve funds for the repair of the clubhouse due to damages in the pool room.” The motion was seconded by Amy West and approved.

**2. Legal Seminar Update:**

There were no attendees from the Arbor Roses Board of Directors able to attend the legal seminar hosted in June.

**3. Pool Management Personnel:**

Doug Balzer moved “that we have NWCM hire some pool management personnel for us.” The motion was seconded by Amy West and approved after discussion.

**4. Clubhouse Thermostat & Dumpster Lighting:**

Doug Balzer provided an update regarding the clubhouse thermostats and dumpster area lighting. Locked boxes will be installed on both thermostats and motion sensors will be installed in the dumpster area. Doug has also requested for Symmetry Construction to perform a study on the temperatures in the gym area to determine the best way to re-set the heating elements and structure of the gym so that it will be more functional temperature-wise for the community.

**5. Delinquent Payments and Use of Gym/Pool Facilities:**

Homeowners who are delinquent on their payments are still able to utilize the community gym/pool facilities even though they are not sharing in the cost of maintaining these facilities.

Amy West moved “that we deactivate key fobs for homeowners with delinquent assessment accounts 90 days and older. Once the account is current, the homeowner is responsible for paying the reactivation fee for the fobs.” The motion was seconded by Michele Herman. Doug Balzer moved “that we amend the motion from 90 days to 60 days. Revocation of the use of clubhouse and pool facilities does not negate the responsibility of homeowners from paying future assessments.” The motion was seconded by Michele Herman and approved.

A restatement of the amended and approved motion is as follows: “that we deactivate key fobs for homeowners with delinquent assessment accounts 60 days and older. Once the account is current, the homeowner is responsible for paying the reactivation fee for the fob(s). Revocation of the use of clubhouse and pool facilities does not negate the responsibility of homeowners from paying future assessments.”

**6. Clubhouse Repairs Update:**


Amy West provided an update regarding the warranty repairs that are being made to the Arbor Roses Clubhouse.

**Homeowners Open Forum:**

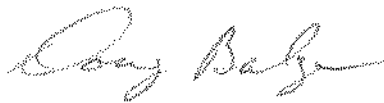
An open forum for homeowners to voice concerns and ask questions was held.

**Adjournment:**

The meeting adjourned at 8:38 p.m.

  
michele Herman

8/17/07

  
Doug Balzer

8/17/07