

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

**Call to Order:**

A regular meeting of the Arbor Roses Board of Directors was called to order at 6:37 p.m. on Tuesday, July 17, 2007, at the Arbor Roses Clubhouse. The Directors in attendance were as follows:

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

**Acceptance of 7/17/07 Agenda:**

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

**Reading & Approval of 6/19/07 Meeting Minutes:**

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

**Financial Update:**

Due to a software conversion at Northwest Community Management over the past month, hard copies of the financial reports were not available for review. However, Northwest Community Management provided a verbal update to Doug Balzer, stating that the financial position of the Arbor Roses Community remains in good standing.

**Unfinished Business:**

**1. Architectural Review Study:**

Three proposals from three architectural review firms for the performance of an architectural review study were reviewed.

Amy West moved "that we approve Western Architectural's proposal for the water intrusion study for rowhomes and townhomes." The motion was seconded by Doug Balzer and approved.

**2. Stop Sign Proposal Update:**

The stop sign proposal that was submitted to the City of Hillsboro following the April 17, 2007 Board Meeting will be reviewed during the Hillsboro Transportation Committee Meeting on July 24, 2007 at 6:00 p.m. All homeowners are encouraged to attend.

**New Business:**

**1. 2008 Reserve Study:**

Doug Balzer moved "that we accept the proposal to perform the 2008 reserve study." The motion was seconded by Amy West and approved.

**2. WFJ Janitorial Services – Clubhouse Window Washing Proposal:**

Clubhouse window washing is not currently in the janitorial services contracts. At this point in time, only one bid has been obtained for washing the clubhouse windows.

Doug Balzer moved “that we table the window washing proposal and ask Bev for additional bids.” The motion was seconded by Michele Herman and approved.

**3. 6/20/07 Site Review Report:**

**a. Water Feature Malfunction:**

Doug Balzer provided an update regarding the water feature malfunction and repair.

**b. Landscaping:**

There are multiple areas within the community that are in need of plant replacement.

Amy West moved “that we approve \$640 for plant replacement at the documented locations.” The motion was seconded by Doug Balzer and approved.

**4. Showplace Landscape Services:**

**a. Landscape Extras Requiring Approval:**

Michele Herman moved “that we approve the Showplace Landscape Services invoices for landscape extras as provided in the June Board Pack.” The motion was seconded by Doug Balzer and approved.

**b. Sprinkler System Damage Caused by Construction:**

During the month of June, damage was caused to the sprinkler system as a result of construction in phase seven of Arbor Roses homes. The Board will request that the costs associated with the repair to this damage are charged to West Hills Development since the damage was caused by construction.

**5. Committee Responsibilities & Communications:**

Michele Herman led the Board through a discussion on committee responsibilities and communications. It was determined that each Board Member would take on an interfacing role for each of the committees in order to streamline communication.

**6. Adult Swim Hours Proposal:**

The Pool Committee developed a proposal for creating Adult Swim Hours at the Arbor Roses Community Pool. The proposal reviewed, discussed, and revised.

Doug Balzer moved “that we establish adult swim hours in the pools and spa from 8:00 to 10:00 p.m., seven days per week.” The motion was seconded by Amy West and approved.

**7. Pool Rules & Inappropriate Behavior:**

Complaints have been made regarding couples in the pool area that are publicly displaying affection in a manner that is considered to be offensive and inappropriate for young children to view.

Doug Balzer moved "that we amend the pool rules to state 'no public displays of affection in the pool area'." The motion was seconded Michele Herman and approved.

**8. Pool Management Personnel:**

Northwest Community Management has been unsuccessful in finding candidates to fill the position of pool manager for the Arbor Roses Community pool. The search for candidates will continue.

**9. Open Action Item Review:**


It was determined that the open action item review would be skipped at this time.

**Homeowners Open Forum:**


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

**Adjournment:**

The meeting adjourned at 8:37 p.m.

  
michele Herman

8/21/07



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