

Arbor Roses Homeowners Association
Board of Directors Regular Meeting Minutes
September 18, 2007

Call to Order:

A regular meeting of the Arbor Roses Board of Directors was called to order at 6:38 p.m. on Tuesday, August 21, 2007, at the Arbor Roses Clubhouse. The Directors in attendance were as follows:

- Doug Balzer, President
- Michele Herman, Secretary
- Pat Zotti, Treasurer
- Amy West, Director
- Anwar Parra, Director

Opening Remarks & Board Member Introductions:

Doug Balzer introduced the Board Members to the homeowners in attendance and provided information regarding the conduct of Board Meetings.

Acceptance of 9/18/07 Agenda:

After the insertion of the topic of "Expense Reimbursement Requests" into the New Business section of the agenda, the 9/18/07 Board Meeting agenda was accepted without a motion.

Reading & Approval of 8/21/07 Meeting Minutes:

Doug Balzer moved "to accept the meeting minutes without reading them." The motion was seconded by Anwar Parra 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 website.

Unfinished Business:

a. Project Light Bulb:

The "Project Light Bulb" proposal submitted by the Arbor Roses Neighborhood Watch Program (AR-NWP) during the 8/21/07 Board Meeting Committee Updates was reviewed and a process for ensuring homeowners with alley access replace non-working exterior light bulbs was agreed to.

b. Roundelay Street – Perimeter Fence Proposal:

The proposal for the completion of the Arbor Roses perimeter fence at the East end of Roundelay Street was reviewed. Anwar Parra volunteered to research the proposal and provide options to the Board.

c. Pool Rule Enforcement:

The Board of Directors is capable of revoking access to the clubhouse facilities (e.g. pool area and fitness center) for community members who refuse to abide by the pool and/or fitness center rules or who exhibit threatening behavior towards other community members. Violation letters can and will be processed for residents who do not abide by the rules, and financial penalties above and beyond revoking access to the clubhouse facilities may be assessed.

New Business:

a. Committee Updates:

The Architectural Review Committee (ARC), Neighborhood Watch Committee, Pool Committee, Social Committee, and Landscape Committee provided updates to the Board of Directors.

b. Mainline Leak Update:

A leak in the sprinkler line that runs along Alika Avenue and Bianca Street was located and repaired.

c. Pool Season:

Doug Balzer moved "to end the pool season on Sunday the 23rd at 10:00 p.m." The motion was seconded by Amy West and approved.

d. Non-Homeowner/Non-Tenant Clubhouse Rentals:

It is up to the Board to determine whether or not to allow non-homeowners or non-tenants to rent the clubhouse facility. Further research on this topic is being performed.

e. HOA Law Forum:

An HOA Law Forum for multiple homeowners association's Boards of Directors will be held on October 13, 2007. Representation from the Arbor Roses Board of Directors was discussed.

f. Expense Reimbursement Requests:

Doug Balzer brought forward an expense reimbursement request for cell phone overages as a result of conducting Arbor Roses business. Michele Herman brought forward an expense reimbursement request for the purchase of miscellaneous supplies that were needed at the clubhouse and pool area.

Michele Herman moved "that we approve the two expense reimbursements for cell phone overages and emergency supplies." The motion was seconded by Amy West and approved.

g. Board Member Resignation:

Doug Balzer announced that as of the adjournment of the September 18, 2007 Board Meeting, he will resign as a member of the Board.

h. Board Restructuring:

Doug Balzer moved "that we restructure the positions of the Board of Directors and Anwar Parra would function as the board president, and that the Board accept Pat Zotti as a member of the Board of Directors and appoint him as the treasurer." The motion was seconded by Michele Herman and approved.

i. Action Item List:

The Board reviewed the list of action item requests that was submitted to West Hills Development following the turn over meeting. To date, West Hills Development has not responded to several of the items on the list. The action items were reassigned to each of the Board Members to research and report their findings back to the Board.

Homeowners Open Forum (10 – 15 minutes):

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

Adjournment:

Anwar Parra moved "that we adjourn the meeting." The motion was seconded by Doug Balzer and approved.


michele Herman

10/16/07


Anwar Parra

10/16/07