

Arbor Roses Homeowners Association
Board of Directors Regular Meeting Notes
January 21, 2008

Call to Order:

A regular meeting of the Arbor Roses Board of Directors was called to order at 6:30 p.m. on Monday, January 21, 2008, at the Arbor Roses Clubhouse. The Directors in attendance were as follows:

- Amy West, President
- Marlene Thomas, Treasurer
- Theresa Moseler, Secretary
- Rob Mahar, Director

Opening Remarks & Board Member Introductions:

Amy West welcomed the community and each board member introduced themselves.

Acceptance of 1/21/08 Agenda:

Marlene Thomas moved to accept the agenda, Rob Mahar seconded and the motion passed.

Reading & Approval of 11/20/07 Meeting Minutes:

Rob Mahar moved “to accept the meeting minutes without reading them.” The motion was seconded by Marlene Thomas and approved.

Financial Update:

The finances of the HOA were reported to have ample funds at this time.

Consent Agenda:

Amy West made a motion to accept the resignation of Trang Jensen based on her e-mail that personal reasons prevented her from completing her term on the board. The motion was seconded and passed.

Amy West made a motion to approve the budget for Landscape extras as discussed in executive session. The motion was seconded and approved.

Amy West made a motion to approve the renewal of the Fibersphere ISP Contract for an additional 5 years as previously discussed in executive session. The motion was seconded and passed.

Unfinished Business:

1) **Arbor Homes requests 60 day extension to respond to Water Intrusion Study:**

Marlene Thomas moved that we grant Arbor Homes a 60 day extension to respond to the Water Intrusion Study. The extension is to begin January 15, 2008, but to be back dated to the original notification from November 2007 for purposes of warranty timelines. The motion was seconded and passed.

2) Janitorial Service Bids:

Rob Mahar moved that we accept the bid and contract of HOA Maintenance Services Inc. to clean the clubhouse. The motion was seconded and passed.

3) Requests to run an in-home business:

- a) **1233 SE Roundelay:** Theresa Moseler moved to approve the in-home internet based business request of the tenant at 1233 SE Roundelay, with the condition that the board reserves the right to terminate said approval if the livability of the neighborhood becomes compromised as documented by multiple neighbor complaints. The motion was seconded and passed.
- b) **1112 SE Roundelay:** Theresa Moseler moved to approve the in-home childcare business request of the homeowner at 1112 SE Roundelay, with the condition that the board reserves the right to terminate said approval if the livability of the neighborhood becomes compromised as documented by multiple neighbor complaints. The motion was seconded and passed
- c) **1141 SE Roundelay:** Theresa Moseler moved to approve the in-home childcare business request of the homeowner at 1112 SE Roundelay, with the condition that the board reserves the right to terminate said approval if the livability of the neighborhood becomes compromised as documented by multiple neighbor complaints. The motion was seconded and passed.

Child Care Resolution:

Amy West moved to dissolve the Child Care Resolution based on the assessment of Vial Legal Services that it was not a legally binding document. The motion was seconded and passed.

New Business:

1) Lot Count Change:

The document provided by NWCM containing the final lot count for the Arbor Roses neighborhood was acknowledged and initialed by the board.

2) Gutter Cleaning Contract:

Theresa Moseler moved to accept the gutter cleaning contract from A+ Gutters LLC for annual cleaning of the gutters on the 267 attached homes and the clubhouse. The motion was seconded and passed.

3) Clubhouse Rental Alarm Activation:

Marlene Thomas moved to amend the Clubhouse Rental Financial Penalty Resolution

to include false alarms due to renter negligence. False alarm violators will forfeit the full \$200 deposit and will be required to reimburse the HOA for any fines resulting from the alarm company, responding company or the City of Hillsboro. The motion was seconded and passed.

4) **Wildlife Complaints:**

Amy West moved that Showplace Landscaping be contacted to spend extra time cleaning up the areas affected by wetland animals, specifically Nutria defecation during the months that the water is high in the wetlands. Cost for this extra service is not to exceed \$300 per month. The motion was seconded and passed.

5) **Financial Review Proposal:**

Amy West moved to accept the proposal of Schwindt & Co. CPA to conduct the state mandated financial review of the Arbor Roses HOA. The motion was seconded and passed.

6) **Tax Preparation Service:**

Amy West moved to accept the proposal of Anthony Mattson, CPA to file the taxes for the association. The motion was seconded and passed.

7) **2008 Budget:**

Amy West moved to postpone discussion and voting on the 2008 budget in order to collect more information about budget options. Further, Amy West moved to hold a special meeting of the BOD on Monday February 4, 2008 to discuss and vote on the budget. The motion was seconded and approved.

8) **February Regular BOD Meeting:**

Theresa Moseler moved to postpone the next regularly scheduled meeting until March 2008 due to the unavoidable absence of two board members for that scheduled date. The motion was seconded and passed.

9) **Roundelay Fir Trees:**

Carol Faber, Karl & Christine Borg, from the Fir Grove HOA, came to introduce themselves to the Arbor BOD. They expressed their concern and displeasure of the removal of trees behind the homes along Roundelay. Their community neighbors Arbor Roses behind the Roundelay homes. They stated that per an agreement filed with the City of Hillsboro between the builder, Arbor Homes, and their association, Fir Grove HOA, the trees could not be removed. Since trees have been removed, they stated that trees needed to be replanted, comparative in size, in order to rectify the situation.

Amy moved that the board send out a letter to the homeowners along Roundelay about tree care, easement and the protected status of the trees to prevent any further trees from coming down. The motion was seconded and passed.

Homeowners Open Forum (10 – 15 minutes):

An open forum for homeowners to make suggestions and ask questions was held.

- **Lily Todd – Row homes** – Lily wanted to provide some beverages and cookies at the upcoming Community Recycling Social to be held at the clubhouse on Feb 2, 2008 and wanted to know if she could be reimbursed by the HOA. Amy West moved to allow Lily Todd the standard \$200 budget for supplies for the community event. The motion was seconded and passed.

Adjournment:

At 8:15 PM Amy West moved “that we adjourn the meeting.” The motion was seconded by Theresa Moseler, passed, and the meeting adjourned.