

Arbor Roses Homeowners Association
Board of Directors Special Budget Meeting Minutes
February 4, 2008

Call to Order:

A special meeting of the Arbor Roses Board of Directors was called to order at 6:33 p.m. on Monday, February 4, 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. Tim Moore, Budget Director for NWCM, and Beverly Boyd, Community Manager for Arbor Roses were in attendance to provide the board with budget recommendations.

Acceptance of 2/4/08 Agenda:

Theresa Moseler moved to accept the agenda, Marlene Thomas seconded and the motion passed.

2008 Budget

1. **Row homes Budget:** The Board voted to accept the proposal of NWCM to increase the row home assessment by \$ 15 per month to a total of \$96 to cover expenses that were not previously in the budget, i.e. gutter cleaning. The new assessment also covers the private road maintenance for back loading townhomes that were not in the initial count provided by Arbor Homes. The board voted to not back bill for the months of January and February.
2. **Terrace Budget:** The Board voted to raise the assessment for the Terrace homes by \$1.25 per month to a total of \$41.25 to assure adequate future reserves, and hopefully prevent large increases in the future. The board voted to not back bill for the months of January and February.
3. **Chateau Budget:** The Board voted to maintain the current assessment for the Chateau homes. The assessment will remain at \$36 per month. The Board voted to not back bill for the months of January and February.
4. **Cottages Budget:** The Board voted to maintain the current assessment for the Cottage homes. The assessment will remain at \$34.75 per month. The Board voted to not back bill for the months of January and February.
5. **General Budget (all homes common areas):** The Board voted to accept the recommendation of NWCM to increase the assessment for the General Budget by

\$2.80 to a total of \$63.80. The board voted to not back bill for the months of January and February. Amy West read through the board changes to the budget, and moved to accept the budget as read. Marlene Thomas seconded and the motion passed.

a. General Budget Lines Item Additions:

- i. Marlene Thomas moved to add a line item to the General Budget for legal fees of up to \$5,000 per year. Theresa Moseler seconded and the motion passed.
- ii. Marlene Thomas moved to add a line item to the General Budget for Social Committee/Community sponsored events of up to \$1,000 per year. Theresa Moseler seconded and the motion passed.
- iii. Amy West moved to add a line item to the General Budget for regular maintenance for the gym equipment up to \$685 per year. Rob Mahar seconded and the motion passed.
- iv. Amy West moved to add a line item to the General Budget for General Maintenance and Handyman fees up to \$1,000 per year. Rob Mahar seconded and the motion passed.
- v. Rob Mahar moved to add a line item to the General Budget for New Common Area Projects and Unforeseen Repairs up to \$10,000 per year. Theresa Moseler seconded and the motion passed.

Unfinished Business

1. **AER Fitness Contract:** Theresa Moseler moved to accept the annual contract of AER Fitness Company to provide regular maintenance to the gym equipment at \$685 per year. Rob Mahar seconded and the motion passed.
2. **Clubhouse Janitorial Contract:** Marlene Thomas moved to rescind the previous vote at the 1-21-08 board meeting to have HOA maintenance provide janitorial service for the clubhouse. Further, to accept the services of Aspen Ridge for janitorial service instead. Rob Mahar seconded and the motion passed.

Adjournment:

At 8:40 PM Amy West moved “that we adjourn the meeting.” The motion was seconded by Theresa Moseler, passed, and the meeting adjourned.