

Arbor Roses Homeowners Association
Board of Directors Regular Meeting Minutes
April 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, April 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. Homeowners were reminded that the Board operates under Robert Rules of Order and to save questions and comments for the open forum to avoid unnecessary delays in the meeting and maintain order.

Acceptance of 4/21/08 Agenda:

Amy West moved to accept the agenda, Theresa Moseler seconded and the motion passed.

Reading & Approval of Meeting Minutes:

After a brief review, Marlene Thomas moved to approve the meeting minutes as written for the regular HOA BOD meeting held on March 17, 2008. Theresa Moseler seconded and the motion passed.

Unfinished Business:

1) Doggie Bag Stations:

The option of replacing the current plastic doggie-bag receptacles with sturdier metal receptacles was discussed. Amy West moved that the matter be postponed to a later board meeting for further discussion and more specific price information was available. Rob Mahar seconded, the motion passed and the matter was postponed.

2) Proposed Special Meeting with West Hills regarding the Water Intrusion Study:

The Board would like to meet with West Hills Monday May 5, 2008 and have Kevin Harkner of Vial Legal Services provide Arbor Roses HOA representation at the meeting.

3) Solution for broken/missing AV equipment in the clubhouse:

Amy West presented a bid from Wired 4 Sound to replace the missing components, and secure the system to the clubhouse to prevent future loss of components. The bid in

writing for this job was \$2295. Marlene moved to approve the contract provided by Wired 4 Sound at the cost of \$2295, and have work commence immediately. Rob Mahar seconded the motion and it passed.

4) Internet Survey/Voting Company

Scott McKeel of Strateja-XL came to the meeting to explain the services his company provides.

5) Final Vote on Amended Fibersphere Internet Contract:

Theresa Moseler requested an indemnity clause to be added to the contract to protect named parties from liability in the event of an outage when a homeowner has VoIP Phone service and is not able to make a 911 call. With the above amendment included, Marlene Thomas moved to accept the new Fibersphere contract beginning July 1, 2008 and ending July 1, 2011. Rob Mahar seconded the motion, and the motion was passed.

6) Invoices from Vial Fotheringham LLP were included in this months board pack for review.

Theresa Moseler moved to pay all back amounts due to our legal counsel for a total of \$1,619.25. Marlene Thomas seconded and the motion passed.

New Business:

1) Clubhouse/Pool Key Fob Order:

Amy West moved to approve NWCM to order 40 key fobs at a total cost of \$280 for NWCM to have ready for our community. The motion was seconded by Marlene Thomas and passed.

2) Video Surveillance Cameras at the Clubhouse:

The current video surveillance system will be returned to the company it was leased from in the next 30 days. Amy West suggested that we look into the costs associated with the purchase and installation of new security equipment.

3) Pool Staff Hiring:

Amy West notified the Board that it was time to begin the hiring process of this year's pool staff. Theresa and Marlene agreed to work with Express Personnel Services to get this process started.

4) HOA Sponsored Community Yard Sale:

Theresa Moseler suggested that we hold an HOA sponsored community yard sale on June 6th, 7th and 8th from 9AM to 4PM. Amy West moved to approve the community Yard Sale for the weekend of June 6-8th. Funding for the event is to be decided at the next meeting once Theresa Moseler can provide prices for basic advertisements. Rob Mahar seconded this motion and it passed.

5) Presentation by a New Management Company:

C.A.P. (Community Association Partners) representatives Ed Hamilton and his associates presented their management company services to the Board of Directors.

6) Board Member Resignation:

Amy West announced her resignation from the BOD effective at the adjournment of the June 16, 2008 BOD meeting.

Homeowners Open Forum (15-20 minutes):

- **Marsha Mendonca & Pegi Adams:** Would like to be sure Showplace is addressing the crane fly infestation swiftly. Mendonca reports serious infestation already, an area of lawn dying, Adams believes her lawn is infested as well.
- **Pegi Adams:** Wants to know if her gutters have been cleaned. If so, how many times since 2004.
- **Chase Hill:** Fibersphere Internet Service Contract: States service has been unreliable, speeds are slow between 5pm-8pm daily, feels homeowners should be able to “opt out” of the Fibersphere contract to obtain the internet service of their choice without having to pay twice.

Violation Hearing Held

Amy West made a motion to amend the FPR (financial penalties resolution) to have Trash Can violation penalties based on rolling 12 month duration. The motion was seconded by Rob Mahar and passed.

~Property Owner Bacarra Street~ CC&R Violations for Visible Trash Containers

Amy West moved that the homeowner be assessed \$50 per occurrence over the next 12 months for future Visible Trash Container violations. Theresa Moseler seconded the motion and it passed. A Letter will be sent to homeowner notifying them of hearing outcome. Homeowner was not present, and has not contacted NWCM about violations.

Adjournment:

At 9:02 PM Theresa Moseler moved “that we adjourn the meeting.” The motion was seconded by Amy West, passed, and the meeting adjourned.