

Arbor Roses Homeowners Association
Board of Directors Regular Meeting Notes
May 19, 2008

Draft Copy Minutes

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. Theresa Moseler presented Amy West with a perpetual plaque in recognition for her hard work and dedication as Board President. Also engraved on the plaque was Doug Balzer's name and term time as Board President. The plaque will be hung in the clubhouse at a later date.

Acceptance of 5/19/08 Agenda:

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

Reading & Approval of the 4/21/08 Meeting Minutes:

After review, Marlene Thomas moved to accept the meeting minutes as written. The motion was seconded by Rob Mahar and passed.

Ammendment to previously approved March 17, 2008 meeting Minutes:

All names in the hearings section of the minutes were replaced with generic terminology, i.e. homeowner, youth, or parents. No proper names to appear in the hearings section of the minutes. Amy West moved to approve these modifications to the March 17, 2008 meeting minutes. Marlene Thomas seconded and the motion passed.

Unfinished Business:**1) Strateja XL online voting contract:**

It became clear that the pricing of this service was interpreted differently amongst the board members. Theresa Moseler moved to table this issue to a later date pending clarification and further discussion from Scott McKeel with Strateja. The motion was seconded by Marlene Thomas and passed.

2) Funding of HOA Sponsored Yard Sale:

Marlene Thomas moved to approve \$40 of HOA money to pay for newspaper advertising costs. The motion was seconded by Amy West and passed.

New Business:

1) Pool Status Report:

Theresa Moseler moved to approve \$600 from pool furniture reserves to be spent by Rob Mahar to purchase and replace 3 umbrellas, 2 umbrella stands, bolts to fix lounge chairs, fix the outdoor shower, and purchase First Aid Kit. Further, if these repairs and purchases exceed the \$600, additional funds to be discussed for approval at the June meeting. Marlene Thomas seconded and the motion passed.

2) Amendments to Clubhouse Rental Agreement and Rental Financial Penalties:

Marlene Thomas moved to approve the amendments to the documents with inclusion of the rules and penalties associated with the new AV system, and add verbiage to the "Rental Checklist" to include: "DO NOT place hot or damp items on the dining table." The motion was seconded by Theresa Moseler and passed.

3) Delinquent Account Request:

Theresa Moseler moved to deny the homeowners' request to waive late fees in the interest of community fairness, based on the three year duration that the late fees accrued. The motion was seconded by Rob Mahar and passed.

4) Row Home Paint Estimate Provided by HOA Maintenance:

Amy West moved to table this issue until two more painting estimates can be collected for comparison. The motion was seconded by Theresa Moseler and passed.

5) Non-functioning Tamango Light Fixture:

An alley light on Tamango needs to be re-wired. Amy West moved to have HOA Maintenance make this necessary repair at a cost not to exceed \$300. Repair to be discussed again if quote from HOA is more than \$300. The motion was seconded by Marlene Thomas and passed.

6) Review CC&R's and By-Laws:

The verbiage in the governing documents has been found to be vague and unclear in many areas. Marlene Thomas moved to develop a committee to review these documents and make recommendations for clarification to the Board. The motion was seconded by Theresa Moseler and passed. Jim Laffin volunteered to organize, and possibly chair this committee and report to Marlene Thomas.

Hearing- Roundelay Fir Trees

The two homeowners were not present at the hearing. A letter was received by the HOA's attorney, Kevin Harker, from Mr. Rich, attorney for the homeowners, stating that the homeowners had replaced the trees with saplings. Further Mr. Rich advised his clients that they had no further obligation in regards to the matter, and denied the BOD access to the backyards to verify tree size and species were acceptable.

Amy West moved to have Kevin Harker advise the BOD's how to legally exercise the right to inspect this common easement, and to send notification to the homeowners advising them that a sapling is not an acceptable replacement for the trees which the homeowners removed. Replacement trees need to be of the same species of the trees still standing and of substantial size. The motion was seconded by Marlene Thomas and passed.

Homeowners Open Forum (10 – 15 minutes):

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

- **Marsha Mendoca –Sacha PI** –would like to see the hanging baskets along 11th maintained every spring. This was something Arbor Homes provided in the building phase. BOD to look into who provides this service and the costs associated.
- **Diana Lubarski- Tamora Ave**- Also would like to see the aesthetic beauty of the neighborhood restored through the hanging baskets, cleaning of the mailbox stations to remove moss, and removal of flag poles or replacement of flags.
- **Greg Ebert-Tamora Ave**- Reported the fence at the end of Roundelay needs fixing, was advised that repairs were underway, reports that fencing along the wetlands was left uncompleted, and concrete cracks needed to be fixed by Arbor Homes. Amy to have NWCM follow up with Arbor Homes.

Adjournment:

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