

Arbor Roses Homeowner's Association

Board of Director's Regular Meeting Minutes

September 16, 2008

Call to Order/Directors Present:

- Rob Mahar, President
- Theresa Moseler, Secretary

Acceptance of Agenda (9/16/08): Theresa Moseler moved to accept agenda as written, with exception to break for arrival of attorney Kevin Harker. Rob Mahar second. Agenda accepted.

BoD Summer Expenditures to be reported to Association: Theresa Moseler read the list of summer expenditures by the BoD to be recorded in the minutes. No meetings were held for the months of June, July and August 2008.

(1) Fence Repair end of Roundelay \$780 (2) Re-Stock Doggie Bags \$510 (3) Repair of Clubhouse Thermostat \$799 (4) Misc Clubhouse Repairs \$234.87. Total \$2323.87

Repair of Pond Pump: Board approved repair of pump over summer. Item was broken and repaired last year, but warranty two weeks past due. Waiting for final bill. Theresa Moseler moved to add this information to minutes. Seconded by Rob Mahar. Motion passed.

Neighborhood Watch Committee: Having Gang Awareness presentation at the clubhouse at the end of September. Theresa Moseler moved to approve \$200 to the Neighborhood Watch Committee to provide snacks. Pegi Adams to present receipts to Board for reimbursement. Seconded by Rob Mahar. Motion passed.

Replacement of damaged Doggie Bag Stations: Rob Mahar moved to order 5 new, metal doggie bag stations (at \$100 each for a total of \$500) so that the two broken stations can be replaced and three stations are available for back-up. Seconded by Theresa Moseler. Motion passed.

Trespassing at the pond/waterfall: Theresa Moseler moved to order and install 1 English "No Trespassing" sign at \$26, and 1 Spanish "No Trespassing" sign at \$24 around the entrance pond. Signs and installation costs not to exceed a total of \$125. Seconded by Rob Mahar. Motion passed.

Halloween Event: Theresa Moseler moved to approve a budget of \$200 for treat bags and decorations for the neighborhood kids. Treat bags to include candy, small toys, and safety items donated by the Washington County Sheriff's Office to increase child visibility. Event to take place on Saturday October 25, 2008 from 1:30pm to 4:30pm. Seconded by Rob Mahar. Motion passed.

Collection Matter: Theresa Moseler moved to approve a 12 month payment plan for the homeowner at 978 Portlandia. Repayment plan to suspend further late fees and interest from June 2008, for a period of 12 months, if homeowner makes current assessment payments, and 1/12th of arrears balance monthly. Seconded by Rob Mahar. Motion passed.

Appointment of Board Member: Rob Mahar moved to appoint Greg Ebert to one of the two vacant board Director positions. Theresa Moseler seconded. Motion passed.

Alarm Company Outstanding Bills: Theresa Moseler moved to pay Symmetry Alarms for two past due invoices. Total due $\$92.50 + \$1,017.20 = \$1109.70$. Seconded by Rob Mahar. Motion passed.

Meeting end. Not adjourned. Board to go into Executive Session at later date to discuss budget, and pending vendor contract negotiations.