

Arbor Roses Homeowner's Association

Board of Director's Regular Meeting Minutes

October 21, 2008

Call to Order/Directors Present:

- Rob Mahar, President
- Theresa Moseler, Secretary
- Greg Ebert, Director

Acceptance of Agenda (10/21/08): Theresa Moseler moved to accept agenda. Greg Ebert second. Agenda accepted.

Outstanding Vial Fotheringham/Legal Fees: Theresa Moseler moved to pay past due balance for legal fees to Vial Fotheringham for a total of \$3128.75. Rob Mahar second. Motion passed.

Burnt Out Alley Lights: Greg Ebert moved to send written notification to all residences with burnt out alley lights of the association's intent to replace bulbs still burnt out by the first week of December 2008. Per the CC&R's, these bulbs will be replaced and the costs for supplies and labor will be passed on to the homeowners of the homes needing bulb replacement. Theresa Moseler second. Motion passed.

Row Home Gutter Cleaning Contract: Rob Mahar moved to approve the bid from A+ Gutters, with work to commence in the middle of December. Job cost for cleaning the gutters on the Row Homes \$5415. Theresa Moseler second. Motion passed.

HVAC Maintenance Plan for Clubhouse: Theresa Moseler moved to approve a regular maintenance plan for the heating and cooling system in the clubhouse. The contract through ProTemp will cost the HOA \$628 per year. Greg Ebert second. Motion passed.

Utilities Resolution: Greg Ebert moved to approved Utilities Termination Resolution, drafted by legal counsel at Vial Fotheringham, with terminology change from 10 days homeowner response time to 15 days. Rob Mahar second. Motion passed.

Enforcement of "No Trespassing" at entrance pond: Theresa Moseler moved to add trespassing at the pond as a nuisance compliance issue with violations to be handled with a warning, followed by hearing notification. Fines to be issued if deemed appropriate at \$25 for a first violation and doubled for each subsequent violation as necessary to gain compliance. Rob Mahar second. Motion passed.

Meeting end. Not adjourned. Board to continue Executive Session at a later date to finalize budget and pending vendor contract negotiations.