

# Arbor Roses Homeowner's Association

## Board of Director's Regular Meeting Minutes

November 18, 2008, following Annual Meeting at Hillsboro Public Library

### Call to Order/Directors Present:

- Rob Mahar, President
- Theresa Moseler, Secretary
- Marlene Thomas, Treasurer
- Greg Ebert, Director

**Acceptance of Agenda (11/18/08):** Theresa Moseler moved to accept agenda with addition of board member nominations due to lack of quorum for Annual Meeting. Marlene Thomas second. Agenda accepted.

**Board of Director vacant position nominations:** The two vacant board positions were not able to be voted on due to lack of quorum. Greg Ebert nominated Jim Laffin for an open position. Rob Mahar nominated Theresa Moseler for an open position. Marlene Thomas nominated Dane Murphy for an open position. The board voted unanimously for Theresa Moseler and Jim Laffin to be appointed to the two open positions.

**2009 Budget:** Marlene Thomas moved to approve the association's 2009 Budget as discussed and amended in executive session. All five sub-categories to be included. Greg Ebert second. Motion passed.

**Showplace Landscape Annual Contract:** Theresa Moseler moved to approve the contract from Showplace Landscaping as provided for in the approved 2009 budget. Marlene Thomas second. Motion passed.

**IRS Tax Bracket Form:** Marlene Thomas moved to sign and submit a form to the IRS, presented to the board by NW Community Management, which allows the HOA to be moved a lower tax bracket during tax preparation if substantiated by financials. Jim Laffin second. Motion passed.

**December Board of Director's Meeting:** Theresa Moseler moved to skip the meeting scheduled for the third Tuesday in December due to the holidays, and resume regular business at the meeting scheduled for the third Tuesday in January 2009. Marlene Thomas second. Motion passed.

A Brief Homeowner's Forum was held, to be followed up on at the January 2009 regular board meeting.

**Ajournment:** Rob Maher moved to adjourn the meeting at 7:55pm. Theresa Moseler second. Meeting adjourned.