

Arbor Roses Homeowner's Association

Board of Director's Regular Meeting Minutes

January 22, 2009

Call to Order/Directors Present:

- Jim Laffin, President
- Theresa Moseler, Secretary
- Marlene Thomas, Director
- Greg Ebert, Director

Greg Ebert called to order the meeting at 6:35pm, having been designated to act as chair by the other board members in attendance.

Acceptance of Agenda: Marlene Thomas moved to accept the agenda as written. Seconded by Jim Laffin, motion passed.

Hearings: Two non-compliance violation hearings were held. Theresa Moseler moved to accept the following hearing sanctions and have NWCM send notice to the violators. Seconded by Marlene Thomas, Motion passed.

1156 Moonlight ~Violation for visible Trash/Recycling Container~ Homeowner was not present for hearing, but did contact NWCM prior to hearing and remedied the problem. No financial penalty was assessed at this time, however, per the Financial Penalties Resolution, future violations of the same nature occurring within 1 calendar year of January 22, 2009, will result in a financial penalty of \$100 per occurrence without the necessity of a hearing.

1284 Bianca~ Violation for visible Trash/Recycling Container~ Homeowner was not present for hearing, but did contact NWCM prior to hearing and remedied the problem. No financial penalty was assessed at this time, however, per the Financial Penalties Resolution, future violations of the same nature occurring within 1 calendar year of January 22, 2009, will result in a financial penalty of \$100 per occurrence without the necessity of a hearing.

Approval of Minutes: Marlene Thomas read aloud the minutes from the September 16, 2008, October 21, 2008 and November 18, 2008 BOD sessions that constituted one continuous meeting. Marlene Thomas moved to accept the minutes as read. Seconded by Jim Laffin motion passed.

Social Committee: Theresa Moseler presented two social committee events that she wanted to hold in the community. A Neighborhood Book Exchange at the Clubhouse, and The Second Annual HOA

Sponsored Arbor Roses Yard Sale. Specific details of the events will be outlined on the community website. Marlene Thomas moved to approve use of the clubhouse at no expense, and a budget of \$150 for the book exchange, and approval to hold another HOA sponsored community yard sale with a budget of \$250, as provided for in the social committee budget. Seconded by Theresa Moseler, motion passed.

Unfinished Business

- A. Alley Lighting Project: Theresa Moseler moved to send written notification to all homes that have rear lights along private alleys to replace their bulbs by February 17th, 2009 or the HOA would replace the bulbs and charge each homeowner a fee based on the actual cost of supplies and labor with a maximum of \$30. Seconded by Jim Laffin, motion passed with majority vote. One opposing vote from Marlene Thomas. Homeowners to be encouraged in the notification to test sensors, and notify NWCM in the event of faulty sensors. Faulty sensors on town homes are the responsibility of the HOA, while fixtures on single family homes are the responsibility of the owners. A faulty fixture that NWCM has been notified of will be considered when assessing the light bulb replacement fees.
- B. Utilities Resolution: Marlene Thomas moved to have NWCM implement the Utilities Resolution to shut off internet and common area fob access to homeowners who are 90 days or more in arrears of the HOA dues, and not on a current payment plan. The fee to be paid in order to restore service, once the dues are current, will be \$100 for reconnection of internet, and fob access. Theresa Moseler second, motion passed.
- C. Pond Photo Sensor: Marlene Thomas moved to postpone this issue to the February BOD Meeting. Jim Laffin second, motion passed, item postponed.
- D. Water Intrusion Study: Jim Laffin moved to send "Notice of Construction Defects at Arbor Roses" to West Hills as advised by legal counsel. Theresa Moseler second, motion passed.
- E. Fence Along Wetlands: Greg Ebert moved to postpone this agenda item until a later meeting after more bids for the cost of the fence can be collected. Theresa Moseler second, motion passed.

New Business

- A. Request to forgive delinquent HOA dues: In regards to the request from the homeowner at 1257 SE Bacarra to "remove all fines, fees, and late HOA dues" the board finds the following:

Marlene Thomas moved to deny the request of the homeowner to reduce amount owing. The board cannot waive HOA dues, nor does the board wish to start a precedence that places individual financial responsibility on the HOA as a group. Jim Laffin second, the motion passed.

The BOD recommends that NWCM contact the homeowner to set up a payment plan. If the homeowner does not wish to work with NWCM, then the account should be forwarded to the attorneys for collection.

- B. Inclement Weather Plans: Greg Ebert moved to postpone discussions about inclement weather plans until a later meeting date. Seconded by Jim Laffin, motion passed.

Theresa Moseler moved to pay the emergency snow shoveling bill to Showplace Landscape by dividing the source of funds as follows: \$1000 from the general budget, \$643 from each of the four separate home types landscaping budgets. Seconded by Jim Laffin, motion passed.

- C. Clubhouse Alarms: Greg Ebert and Jim Laffin have agreed to trouble shoot some ideas for how to keep the clubhouse vents open in the summer and closed in the winter and report ideas back to the board.

Jim Laffin moved to pay false alarm fines to Washington County Sheriff's Office. Seconded by Greg Ebert, motion passed.

- D. 2010 Reserve Study: item not on the Agenda for meeting. Brought to the board by community manager Bev Boyd. Jim Laffin moved to approve the start of the 2010 Reserve Study, as required to support the financial health of the HOA budget. Greg Ebert seconded, motion passed.

Theresa Moseler moved to adjourn the meeting at 8:34PM. Seconded by Marlene Thomas, meeting adjourned.