

Arbor Roses Homeowners Association
Board of Directors Regular Meeting Minutes
March 17, 2009

Call to Order:

A regular meeting of the Arbor Roses Board of Directors was called to order at 6:30 p.m. on Tuesday, March 17, 2009, at the Arbor Roses Clubhouse. The Directors in attendance were as follows:

- Rob Mahar, President
- Jim Laffin, Treasurer
- Theresa Moseler, Secretary
- Greg Ebert, Director

Compliance Violation Hearings:

The following three hearings were held and decided upon by the board:

- a. 1181 SE Alike- Nuisance Trash Can Violation-Homeowner not in attendance, but violation corrected.
- b. 1278 SE Bianca- Nuisance Trash Can Violation-Homeowner not in attendance, but violation corrected.
- c. 959 SE Elina - Nuisance Trash Can Violation-Homeowner present, violation corrected. The homeowner admitted to the trash can being left out for too long once. Stated that second time when violation was received was neighbor's trash can. Violation dismissed.

Theresa Moseler moved to have NWCM send hearing outcome notification to the homeowner's of 1181 SE Alike and 1278 SE Bianca stating that the board was not imposing any financial penalties at this time. However, further violations within the next 12 months (until 3-17-10) would result in a \$100 per occurrence fine as outlined in the Financial Penalties Resolution. Seconded by Jim Laffin, motion passed.

Acceptance of 3/17/09 Agenda:

Theresa Moseler moved to accept the agenda, seconded by Greg Ebert, motion passed.

Reading & Approval of Meeting Minutes:

Theresa Moseler moved to approve the meeting minutes as written for the regular HOA BOD meeting held on February 17, 2009. Greg Ebert seconded, motion passed.

Unfinished Business:

Fence Along Wetlands:

Theresa Moseler moved to accept the least expensive bid, from Pacific Fence & Wire Co., to complete the chain link fence along the wetlands at a total cost of \$3176. Motion was

seconded by Greg Ebert. Affirmative votes came from Rob Mahar, Theresa Moseler, Greg Ebert. Jim Laffin voted in opposition. Majority votes in favor, motion passed.

The Hillsboro Police Department sent three representatives to the HOA meeting to address community safety concerns. Julie Carrasco, and Berta Martel from the Crime Prevention Department, as well as Sgt. Dave White held a question and answer session for the homeowners in attendance.

New Business:

Jim Laffin moved to pay the outstanding bill to Square Deal. Seconded by Greg Ebert, motion passed.

Greg Ebert moved to put \$10 worth of topsoil at the base of the tree with standing water on Roundelay. Seconded by Theresa Moseler, motion passed.

Jim Laffin moved to reimburse Theresa Moseler for the purchase of 10 lounge chairs at \$6.99 each for the pool. Seconded by Rob Mahar, motion passed.

Adjournment:

At 8:30 PM Greg Ebert moved to adjourn the meeting. The motion was seconded by Theresa Moseler and the meeting adjourned.