

## **Arbor Roses HOA Regular Meeting**

**Tuesday June 16, 2009 6:30 PM**

### **I. Call to order/Roll call**

Called to order at 6:30 pm.

Present:

Rob Mahar, President

Jim Laffin, Treasurer

Theresa Moseler, Secretary

Marlene Thomas, Director

Greg Ebert, Director

### **II. Acceptance of Agenda**

- Marlene Thomas moved that the agenda be accepted. Seconded by Jim Laffin. Passed.

### **III. Review and Approval of Minutes from May 19<sup>th</sup> and June 2, 2009 Meeting**

- Marlene Thomas moved that the minutes be approved. Seconded by Tracy Moseler. Passed.

### **IV. Hearings**

- 992 Portlandia-Nuisance Behavior, underage smoking at recreation complex

Homeowners were not present. Moved by Tracy Moseler and seconded by Marlene Thomas that a \$100 fine be assessed for the nuisance violation.

### **V. Reports**

- Pool Committee-Maximum Occupancy for Pool
  - Jim Laffin moved, seconded by Marlene Thomas, that pool occupancy be limited to 75 persons. Passed.

Bark chips need to be placed under the fence around the pool to comply with regulations. Tracy Moseler moved, seconded by Marlene Thomas, that we

approve purchase of bark chips, maximum cost \$150, for the pool fence. Passed. Jim, Tracy, and Rob will help spread them.

- We will need new pool filters at least by next year. Theresa will ask Tony (Aqua Mechanics) for prices.
- Theresa will speak to Tony about morning pool cleaning not being done by the service person. Also, the service needs to be done earlier on hot days so the pool will be able to open on time.
  
- Neighborhood Watch
  - No formal neighborhood watch report. Greg Ebert reported he has seen tagging and graffiti with the initials "AK". Also names on a bench of "Carina" and "Amanda" have been noted.
  
- Pond Issues
  - There is a lot of algae in the pond. Greg Ebert moved, seconded by Tracy Moseler, that we purchase 5 gallons of pool shock from Aqua Mechanics at a cost of approximately \$75 and add it to the pond, then add chlorine regularly to keep it clean. Passed.
  
- Social Committee – July 4<sup>th</sup> Bike Parade/Ice Cream Social
  - Tracy Moseler moved, seconded by Marlene Thomas, that an event for children be held in the clubhouse on July 4. Ice cream treats will be purchased for a cost of no more than \$200 to be given after a bike parade around the park. Passed.

## **VI. Unfinished Business**

- a) Wells Fargo Account opening-Board Members were sent ATM Cards  
Cards are for deposit only. Jim Laffin, as treasurer, to keep one.
  
- b) West Hills Water Intrusion
  - To be discussed in executive session – time and date to be set later.

## **VII. New Business**

- Board member use of the clubhouse
  - Marlene Thomas moved, seconded by Jim Laffin, that since there is no \$25 charge for fob change for board members, the charge for using the clubhouse be reduced by that amount for a total charge of \$25. No limit to number of times. Passed with Greg Ebert opposing.
- Budget for Clubhouse/Fob Management on site
  - A proposal for hiring a clubhouse manager was read. Marlene Thomas moved, seconded by Jim Laffin, that the discussion be continued at the executive session after more information about possible income generation due to fob changes and rental income is available
- Dog Poop Disposal in Alleyways
  - Marlene Thomas reported that catch basins in alleys are not being cleaned and some dog owners are disposing of dog waste in them. HOA Maintenance to clean them.
- Broken Sprinkler at clubhouse grassy area, assessment to family for repairs?
  - Marlene Thomas moved, seconded by Jim Laffin, that the tenant/homeowner whose minor youth broke the sprinkler in common area, as witnessed by staff, be assessed the repair cost of \$71.70. Passed.
- Painting of Townhomes/Rowhomes
  - Marlene Thomas moved, seconded by Jim Laffin, that the bid of approximately \$238,000 for painting all phases of the rowhomes be accepted. Passed.
- Weed Removal behind Tamora
  - Greg Ebert moved, seconded by Tracy Moseler, that Showplace be asked to cut the weeds behind the houses that border the wetlands at a maximum cost of \$350. Passed.
- Exercise Room Concerns
  - Two fans are not working. Marlene Thomas moved, seconded by Greg Ebert, that two matching fans be purchased at a cost not to exceed \$150. Passed.
  - Tracy will make up a sign requesting that anyone using the equipment limit their time to 30 minutes if someone is waiting.

- We need a locked cabinet for janitorial supplies. Bev to get a bid for a lock to be put in.
- Second TV not working. Jim to see about putting a splitter to get a signal to the TV.
- Two light ballasts not working.
- Homeowner request for air conditioner permit.
  - Tracy Moseler moved, seconded by Marlene Thomas, that the request be denied. Passed.

### **Homeowner's Open Forum**

- Anonymous e-mail concerning unsupervised and under supervised children in the community

Noted by board that all homeowners need to be willing to call neighborhood watch and/or police.

**Adjournment at 8:15 pm.**