

Arbor Roses HOA Regular Meeting

Tuesday July 21, 2009

Call to order/Roll call

Called to order at 6:30 pm.

Present:

Rob Mahar, President

Jim Laffin, Treasurer

Greg Ebert, Director

Acceptance of Agenda

- Jim Laffin moved that the agenda be accepted. Seconded by Greg Ebert.. Passed.

Review and Approval of Minutes from June 16, 2009 Meeting

- deferred until next meeting.

Reports

Pool Committee

- The sand was changed to glass in the tanks on 7-9-09. Pool is much cleaner. There are still some problems on hot days, but it's better.
 - Two bee stings at the pool this past week. Staff is monitoring for bees on the deck. Theresa also bought some anesthetic lotion for the first aid kit.
 - Julie brought to Theresa's attention that residents are wearing regular clothing into the pools. Jim Laffin moved that the policy "**All persons using pool and spa must wear a swimsuit. No cotton shorts, cut-offs, tank tops, shirts, or undergarments allowed. " An exception would be that a shirt may be worn over an allowed swimsuit to guard against sunburn.**" Seconded by Rob Mahar. Passed.
 - Still need to buy Little Swimmers or plastic swim pants. Swimmers must have either and a swimsuit covering. Jim will buy 5 swim diapers so we can have them at the pool to sell to homeowners who don't have them. Ann made a sign showing what swim diapers look like. Will add Spanish translation and laminate. Enforcement date will be August 1st.
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Path by pond need a trash clean up and pavers repaired. Is it a Showplace issue? Pond still needs algae cleaned.

- **Greg Ebert moved that we buy a new pool brush and skimmer and use the old one to clean the pond. Seconded by Jim Laffin, Passed.**
 - Some pool lights are out. Tony will be asked to check them.
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- **Social Committee**

- Theresa reserved the clubhouse for Halloween. Josh supposedly knows a guy who can get us pumpkins and hay. The Fourth of July bike parade brought out at least twenty children.
 - Theresa has heard that many did not know about the community garage sales until it was too late. Need to do more door to door notices next year.
 - The board decided that notices will be placed on the clubhouse door where they will be noticeable to all.
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- **Landscape Committee**

- The planters in front of the clubhouse are in so-so shape.
 - The board decided that the trees should be removed and replaced with seasonal flowers.
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New Business

- Clubhouse cameras were installed. Rob approved a \$50 camera for the back gate area. Greg to buy. Should be running by 7/24.
- The club house alarm went off because a moth triggered the kitchen sensor. This prompted a resident to stuff the outside alarm horn with rags then covered that with duct tape. Rob removed. Pool staff is to keep an eye out for such behavior. A resident was placing paper signs at the clubhouse prompting residents to call Beverley and complain about the false alarms. It is illegal to interfere with the alarms. A sign should be placed near the alarm horn warning of prosecution. Ann to print a sign to laminate. Rob will check with Bill to see if the volume of the alarm can be lowered, or if it can be put inside the clubhouse.

- **Jim Laffin moved that the sensors inside the clubhouse be disabled, since we have exterior sensors and cameras. Seconded by Greg Ebert. Passed.**
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- Bev will get a quote on some sort of barricade to block people from opening the back gate by putting their arms through it.
 - Bev to check with John to see if Showplace can empty the trash can in the park twice a week.
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- Theresa passed on by email to Beverley and the Board, a list of residents that need warning letters sent. Letters to go out 7/22.
 - Renter/homeowner issues -
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- Now that we have the BRIVO System from Protection One up and running, we can access a fob report on a minute to minute basis. There have been missing names from the system,. We have also noticed either fob mix ups or residents loaning them out. When you look at the fob report it might list a lot or the rental agency and not a name. It would be nice to know who the tenant is that is actually living here at Roses.
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A renter asked Theresa why she was not getting newsletters and notices. The renters should be getting notices, newsletters, rules and regulations, CC&R's, etc. How do we change things? And can we instate a fine for rental agencies that do not give their tenants a copy of the CC&R's?

- - **Discussion:** Do the CC&Rs require a copy of the lease agreement? Could a landlord be charged a fee for mailing copies of the newsletters to the Roses address, as well as the homeowner's? Bev to find out how much the per unit cost would be.
 - Town home owner brought up the question of how the painter will know what repairs to do before painting.
 - **Discussion:** Painter will not be doing repairs. He will be at the next meeting to discuss the process.
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- Request a fire lane in front of the club house. Parking is making it hard to navigate on Bianca and 11th. The clubhouse is a bus stop. Cars should not be parked in front. Cars are not using the stop sign on 11th.
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- **Discussion:** Greg to contact Public Works to see what they say. Perhaps it could be made a loading zone.

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- **Tax Lot** Bev reported that we paid the taxes for 2005, but West Hills is paying back taxed and will reimburse us and reclassify the lot.

Homeowner's Open Forum

- Homeowner complained about the clubhouse alarm. Board repeated steps that are being taken to alleviate the problem.

Adjournment at 7:40 pm.