

**Arbor Roses
Board of Directors Meeting
August 25, 2009**

I. Call to Order/ Roll Call

1. Meeting called to order 8/25/2009 6:30pm
2. **Present:**

Rob Mahar, president
Jim Laffin, treasurer
Greg Ebert, director

Absent

Tracy Moseler, secretary
Marlene Thomas, director

II. Acceptance of Agenda

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

III. June and July minutes for approval.

Jim Laffin moved that the minutes be accepted; seconded by Greg Ebert. Passed

IV. REPORTS

1. Pool and Clubhouse Committee:

1. **Need to select pool closure date. Moved by Jim Laffin that the pool be closed on September 13th. Seconded by Greg Ebert. Passed.**
2. **Cameras** – Greg reported that there is now a camera on the back gate and soon to be one on the front. **Rob Mahar moved that we purchase two more cameras, one for the pump room and one for the server room, and a PTZ (pan, tilt, zoom) camera for the pool area. Total to be less than \$400.** Seconded by Jim Laffin. Passed.
3. **Use of gym by persons under the age of 16.** Following standards by AER Fitness, the rule on the door will stand.
4. **Pool Lights:** Brightside Electric repaired the light fixtures in the pool and spa.
5. **Graffiti in men's bathroom** – **Greg will try a refinishing crayon first.** If that doesn't work, other means will be discussed.
6. **Another pool shed?** Discussion tabled until later this year.

2. Landscape Committee

1. Showplace has drained and cleaned pond. **Greg will pick up chlorine tablets to keep down algae.**
2. Sprinkler damage: **Bev to send cards/letters to homes in the area of Bacarra and Elina where the damage is occurring, telling them we are spending several hundred dollars on repairing the damage, and asking that they report any violations they see.**

3. Social Committee

1. Discussion of Halloween event tabled until September.

V. Old Business

1. **DirectTV – Jim Laffin moved, seconded by Greg Ebert, that the association switch to DirecTV Business Choice with a commitment on one year. Passed. Ann to set up.**

2. **Water intrusion and West Hills update:**

Greg and Jim will put together a proposal to be voted on during executive session.

3. **Painting update.**

Painting has started in unit 6. Greg will send a note to Ken Verhaalen to suggest he make an offer to single family home homeowners to paint their houses, also. We need to make sure all homes are up to standards.

VI. New Business

1. **Landscape contract approval and signature** - tabled until September or executive session.
2. Rob reported that a **clock for the workout room** was requested and installed at a cost of \$3.99.
3. **Hole in roof of rowhome: Bev to send letter to homeowner telling them to first contact West Hills to assess damage and possibly repair it.** Association is responsible for maintenance; West Hills is responsible for defects; homeowner is responsible for misuse.
4. **Fobs and clubhouse reservations:** We have made almost \$700 from doing fobs. Theresa will visit NWCM to see how reservations can be turned over to us. Greg suggested that we might be able to set up an on-line reservation system. Further discussion tabled until September.
5. Rob Mahar signed the **Reserve Study Update and Maintenance Plan** to get the study started.
6. **Alarm protocol – Rob and Theresa will get together all the information about the clubhouse and pool area** that board members and future board members need to know. Ann will type it up when ready.
7. **Fans in workout room – Jim will purchase two fans.** Greg Ebert moved that he contact Brightside Electric to come out and repair ballasts and fixtures in fitness room and install the two fans. Also put a photosensor on the pool lights. Total to be less than \$500. Seconded by Jim Laffin. Passed.

Adjournment

General meeting adjourned to executive session at 8:00pm.