

Arbor Roses Board of Directors Meeting October 19, 2009

- I. Call to Order/ Roll Call
 - A. Called to order at 6:45 pm.
 - B. Present -
 - Rob Mahar, president
 - Jim Laffin, treasurer
 - Tracy Moseler, Secretary
 - Greg Ebert
 - Absent
 - Marlene Thomas
- I. Acceptance of Agenda
 - A. Tracy Moseler moved that the agenda be accepted. Seconded by Jim Laffin. Passed.
- II. Approval of September Minutes
 - A. Jim Laffin moved that the agenda be accepted. Seconded by Greg Ebert. Passed.
- III. Old Business
 - A. Townhome painting update - caulking/trim repair.
 - 1. Painting company will do the extra caulking and trim repair at no cost to the association, except for the cost of the paint.
 - B. West Hills update
 - 1. Greg, Jim and Tracy will meet with Brad from West Hills sometime next week and report to the board next month.
 - C. Landscape Committee
 - 1. pond algae issues (Greg)
 - a. Shock and algicide has been put into the pool. The water is still green, but is getting better with cooler weather. Upkeep of the pool by Showplace will be considered at the budget session.
 - 2. Plant budget - results of walk-through with John (Jim)
 - a. Since the budgeted amount for plant replacement went over the amount in the budget, John will cut down the size/number of plants to conform to the budget.
 - D. Clubhouse reservations and fobs
 - 1. Tracy showed Nina at Northwest Management the computer system. Nina has an ID and password. The budget session will consider a possible paid position for this function.
 - E. Bus stop at clubhouse
 - 1. The bus stop was possibly changed due to the number of children at one place. It has been changed again, but with fewer children being picked up at this locationl
 - F. Board information sheet - Ann
 - 1. Ann passed out the board information sheet, with the request that if anyone

had anything else to add, they contact her.

- G. New website
 - 1. New website is in place with new photos. Board is in agreement that it looks good.
- H. ARC issues : Request for balcony on second floor.
 - 1. Homeowners got OK from neighbors and permission was granted.
- I. Pool staffing issues: discussion of structured, written training needed for pool employees.
 - 1. Issue tabled until early 2010.
- B. Delinquent accounts update
 - 1. More and more accounts are being paid up. Any homes in foreclosure will usually be paid. \$27,000 has been collected so far.
- C. Clubhouse front door repair.
 - 1. Door handles have been repaired and door that scraped has been fixed
- I. New Business:
 - A. "Notice" board for clubhouse
 - 1. Jim Laffin moved that a communtiy bulletin board be purchased at a cost of less than \$100. Greg to install. Seconded by Tracy Moseler. Passed.
 - A. Snow-clearing policy
 - 1. Arbor Roses HOA is not responsible for snow removal. It is the responsibility of the homeowner. This information will be in the Fall newsletter.
 - C. Elections
 - 1. The Annual Meeting will be held at the clubhouse on November 10, 2009. Sign-in at 6:45, meeting starting at 7:00pm. Three positions are up for electionl. Jim and Tracy will go to homeowners to try to boost participation in the election.
- VII Adjournment to Executive for delinquent accounts and contracts at 7:40pm.