

Arbor Roses Board of Directors Meeting December 15, 2009

I. Adjournment of Executive Session/Call to Order/ Roll Call

- A. Jim Laffin moved that the executive session be adjourned. Seconded by Greg Ebert
Passed.
- B. Called to order at 6:30 pm.
- C. Present -
 - Greg Ebert, president
 - Jim Laffin, treasurer
 - Rob Mahar
 - Gina Bullard
 - Absent
 - Tracy Moseler

II. Acceptance of Agenda

- A. Rob Mahar moved that the agenda be accepted. Seconded by Jim Laffin. Passed.

III. Approval of October/November Minutes

- A. Jim Laffin moved that the minutes be accepted with the addition that the 2010 budget was approved in Executive Session.. Seconded by Greg Ebert. Passed.

IV. Old Business

- A. West Hills update
 - 1. Greg sent our settlement proposal to Brad Hosmer, COO of West Hills. We are waiting for a response from him. Any reimbursement can be returned to the homeowners that paid for the inspection.
- B. Notice Board for Clubhouse.
 - 1. It has been installed. Ann will make a sign saying it is a community bulletin board and please date and sign notices.
- C. Delinquent Accounts:
 - 1. Many homeowners still owe back assessments. Jim will check with Beverly on the top delinquent accounts to see what can be done. Lien? Foreclosure?

V. New Business

- A. Bad weather planning:
 - 1. Snow removal
 - a. Paths from the street to the fitness room should be kept clear. Jim Laffin moved that we purchase 3 snow shovels, one to be left for homeowners to borrow. Seconded by Greg Ebert. Passed. Jim to buy them. Jim will also check with Beverly to see what other HOAs are

doing.

2. Prohibit de-icing chemicals -
 - a. Greg will print up a warning to go on mail boxes warning that the chemicals can ruin concrete and homeowners will be responsible for the damage.
3. Pond area -
 - a. The waterfall needs to be on all the time when the temperatures are in the freezing range.
 - b. There are 2 metal boxes; the switch is on the left box up against the brick wall.

B. Clubhouse Repairs

1. Light bulbs
 - a. Bathroom and hall bulbs need to be replaced. Greg to buy CFLs and put them in the office for our use.
2. Paint Retouching
 - a. Greg will find out what color paint was used and will get some. We can touch up most of the chips.
3. Water Faucet Handles
 - a. The handles have been stolen.. Jim will see if there are matching handles, and if so, will replace them using red Loctite to fix them in place.
4. Thermostat Cover -
 - a. The cover for the hall thermostat has been removed. Jim to buy a cover and install it.

C. Taxes - deferred to next meeting since Bev was not present.

D. Request by HO to use office.

1. Use of clubhouse for private business is prohibited by CC&Rs.

E. Clubhouse Rental Reimbursement

1. Greg Ebert moved that the clubhouse rental reimbursement rate (\$15 for rental, \$20 for fob change) be paid. Theresa to submit invoice to Beverly. Seconded by Jim Laffin. Passed.

VI. **Adjournment** at 7:30 pm.