

Arbor Roses Board of Directors Meeting January 18, 2010

I. Call to Order/ Roll Call

Called to order at 6:30 pm

- A. present:
Greg Ebert, president
Jim Laffin, treasurer
Gina Bullard
Rob Mahar
Tracy Moseler

II. Acceptance of Agenda

- A. Moved by Rob Mahar that the agenda be accepted with the addition of a discussion of clubhouse fob procedure and clubhouse reservations. Seconded by Jim Laffin.
Passed.

III. Approval of December Minutes

- B. Moved by Jim Laffin that the minutes be accepted. Seconded by Rob Mahar.
Passed.

IV. Old Business

- A. West Hills update: Greg received a letter from West Hills agreeing in principle to our proposed settlement, but wanting more information. Greg will look up the information and send it to them.
- B. Delinquent Accounts: Many are at the attorney's and some already have payment plans. Bev is keeping track. If home is foreclosed and resold, association gets back assessments at resale. Bev will check on the feasibility of foreclosing on delinquent accounts.
- C. Bad weather planning ; There are three snow shovels in the office. One to be put out for residents' use during snowstorms. A notice about de-icing will be on the website.
- D. Clubhouse repairs
 - 1. Light bulbs: Some bulbs have been replaced. There are extra bulbs in the office.
 - 2. Paint retouching : Jim will get a paint chip from the clubhouse and take it to the paint store for matching.
 - 3. Faucet handles: They have been bought and installed.

4. Thermostat cover: Also has been installed.

V. New Business:

- A. Clubhouse fob programming and clubhouse reservations: Theresa will continue to do the job.
- B. Graffiti removal contract: Good Bye Graffiti is now taking care of our graffiti removals.
- C. Super Bowl party in clubhouse / social event for residents: Tracy Moseler moved that we hold a Superbowl party February 7th. Seconded by Jim Laffin. Budget to be \$200. Suzanne Ebert, Gina Bullard and Jim and Ann Laffin will plan the event.
- D. Taxes: Beverly needs email approving tax service to prepare tax return.
- E. Review bids for gutter cleaning: We received 3 bids ranging from \$4800 to \$14,000. The board accepted the bid of A+, who has done a good job in the past.
- F. Dog waste problem ; Bev will check with other managers to see if they have any solutions. A notice will be put in the bill statements.
- G. Lock Box Combination: The combination of the lock box has not been changed for years, and will be changed., Bev will notify vendors of the new combination.
- H. Solar Lights for gazebo – Jim Laffin moved that we purchase two solar lights for the gazebo area at approximately \$1100. Greg to install. Seconded by Greg Ebert. Passed.

VI. Homeowner Forum: no homeowners present.

VII. Adjournment. 8:00 pm