

Arbor Roses Board of Directors Meeting
February 15, 2010

I. Call to Order/ Roll call

- A. Called to order at 6:35 pm by President Greg Ebert
- B. Present: Jim Laffin, Gina Bullard Greg Ebert
- C. Absent Rob Mahar, Tracy Moseler

II. Acceptance of Agenda

- A. Jim Laffin moved that the agenda be accepted with the addition of a discussion of moss on the roofs of some homes. Seconded by Gina Bullard. Passed.

III. Approval of January Minutes

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

IV. Old Business

- A. **Water Intrusion Update:** Greg Ebert reported that our attorney Kevin said the settlement “looks reasonable”, but don't sign until he has had a chance to inspect it. Greg is to update the numbers due to information about the cost of the inspection. It will be a total of \$41K. He will send the new proposal to the board and West Hills.

B. Delinquent Accounts:

- i. Report from Bev on the feasibility of liens was postponed to next meeting.
- ii. The board approved a short sale settlement whereby Arbor Roses will receive \$800 out of a total \$1200 due.
- iii. Board questioned whether anything can be done to protect our interests if a new owner has a high loan compared to the value of the property, therefore possibly endangering the repayment of dues should the property be foreclosed. Bev to report at next meeting.

C. Dog Waste Problem :

- i. report from Bev on possible solutions from other associations; postponed until next meeting.
- ii. Dog waste bags are disappearing from the park dispenser very quickly. Should the dispenser be moved to another location? Greg to check on it and email board for approval.

V. New Business:

A. Treadmill Replacement: AER Fitness gave a bid on a T10 for \$3000. We previously bought a T11. The board feels that it is better to stay with the newer model. Moved by Jim Laffin that we get a T11 to match the existing model if the purchase price is less than \$3800. Seconded by Gina Bullard. Passed.

B. Drug lab house on Nazomi: Greg Ebert talked to the State and reported that there was nothing hazardous to adjacent homes, however a certified cleaning company needs to go through the home before anyone can live in it again. The owner is deceased, and we don't know who owns it now.

C. Pool equipment upgrade:

- i. Greg will have Theresa get the quotes updated.
- ii. We need to know where the chemicals can be stored.
- iii. Jim Laffin moved that we purchase and have installed an auto chlorinator if the price is less than \$7000. This is subject to review if the cost is greater than \$7000 or there is no plan for chemical storage. Seconded by Greg Ebert. Passed.

D. Landscaping- crane fly and moss treatment/pond algae.

- i. John from Showplace has suggested that the lawns need to be treated for crane flies and moss at a cost, if done together, of \$4000.
- ii. Jim is to talk to John to find out if the moss can be spot treated for a lesser cost, and by what time does this need to be done.
- iii. Pond algae treatment: Greg will try putting algacide in the pond early in the spring and see if that works better than last year. If not, the board will consider the bid by Showplace for continuing pond maintenance.

E. Moss on Roofs: some houses have lots of moss on their roofs. Jim will talk to John at Showplace to see if it is harmful to the roofs and what can be done if it is.

F. Solar lights for Gazebo: Greg will purchase one light to see if it will work. If so, he will purchase a second one later.

VI. Homeowner Forum: no comments from homeowners.

VII. Adjournment: adjourned at 7:20pm.