

Arbor Roses Board of Directors Meeting April 20, 2010

I. Call to Order/ Roll Call

A. Present: Greg Ebert, Rob Mahar, Gina Bullard, Jim Laffin

II. Acceptance of Agenda

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

III. **Approval of March minutes** – deferred until next month.

IV. Old Business

A. **Barkdust Application** – Two bids were received: Barkdusters (\$33 – 34 K) and Showplace (maximum) \$33,930. Samples of the barkdust were provided and examined. Rob Mahar moved that the bid by Showplace be accepted; seconded by Gina Bullard. Passed. To be done around the first week of May, after proper notification of residents.

B. Pool Committee/ Pool Contract

i. Jim Laffin went to Express to notify them of the need for pool personnel this summer.

ii. The pool rules need to be updated. Bev will meet with Tracy and the pool committee to work on that project.

iii. The contract has been received from Aqua Mechanics for the automatic chlorinator for the pool, spa and kiddie pool. Greg Ebert moved to accept the bid of \$8121 for the pool and spa. Seconded by Rob Mahar. Passed. Greg Ebert moved to accept the bid of \$4100 for the kiddie pool, even though that amount was over the proposed budget, since it is important that the children's pool be automatically protected against bacterial contamination. Seconded by Jim Laffin. Passed.

C. ARC Committee

i. Wenlock fence extensions. Jim Laffin moved that the application for for the north side be approved , if written permission from neighbor and permit from city is obtained, and the extension is behind the gas meter. Seconded by Gina Bullard. Passed.

D. **Water Intrusion Update** – No update this month. Kathy Slight from NWCM will contact West hills for a written plan.

E. Delinquent Accounts

i. Many of the accounts that have set up payment plans and had their amenity access, including internet, turned on are still not up to date. Greg Ebert moved that the mention of a payment plan in the warning letter be deleted, and instead, notice be given that unless the past payments are paid in full the amenity access will be suspended. Seconded by Jim Laffin. Passed.

ii. Bev will try to get someone from the attorney's office to talk to the board at the May meeting.

F. **Trees/ Sidewalk** – the owner of the defective sidewalk is negotiating with the city about the repair. Greg Ebert directed Showplace to put a rootguard in place around the offending tree. The board will wait to see what that entails before making any other decisions.

G. **Misc** – gazebo lights, pond, benches, clubhouse keys

i. **Gazebo** – Greg Ebert bought and installed one solar light. Waiting to see if another one is necessary.

ii. **Pond algae** – we will try one more algicide application. If that doesn't work, the pond maintenance will be turned over to Showplace.

iii. **Park benches** – some of them are in disrepair or missing. Bev will have prices for replacement at next meeting.

iv. **Clubhouse keys** – Greg will get an inventory of keys. Jim will make copies of relevant keys for all board members.

H. **Dog waste problem** – no new ideas. Greg will move bag dispenser from the bus stop area to another, since bags have been disappearing from there.

V. New Business

A. **Taxes** – Greg Ebert signed the taxes and they have been sent in.

B. **Financial Study** – Jim Laffin moved that the bid for \$2500 to do the financial study for 2009 be approved. Seconded by Greg Ebert. Passed.

C. **Painting contract payment** – Greg Ebert moved that the board move \$62K from the money market now and \$7K from the money market account next month to finish paying for the painting, since early payment was requested by Verhaalen. Seconded by Jim Laffin. Passed.

D. **Web Portal** – the web portal for homeowners to check their accounts is in place. The website is slow, which will be reported.

VI. Homeowner's Forum

A. Homeowners requested ARC approval of a fence extension.

B. Elliptical trainer making noise.

C. Too much watering in park during the summer making ground too squishy to play on – John will cut down watering (per Gina)

D. Lacebugs are invading our rhodies. Bev will have John (Showplace) check on what can be done.

VII. Adjournment – 7:45 pm.