

## **Arbor Roses Board of Directors Meeting May 17, 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 Greg Ebert. Passed.

**III. Approval of March minutes** – Jim Laffin moved to accept the April minutes. Seconded by Greg Ebert. Passed.

**IV. Presentation by Alicia Beesley** from the attorney's office, giving information about default homeowner's payments and foreclosure procedures. Greg Ebert moved that once the attorney has recommended a write-off of back dues, and it has been verified,, no further vote from the board will be necessary. Seconded by Rob Mahar , Passed. Jim Laffin moved to approve three payment plans on a trial basis, and look at the results again in six months. Seconded by Greg Ebert. Passed.

### **V. Old Business**

#### **A. Pool Committee**

i. Pool report from Tony of *Aquamechanics*: pool systems are in and will be tested. Pool motor is minimum horsepower, but wait to upgrade until it's tested with the new liquid chlorine.

ii. Pool contract: Cost is \$190 per visit (one visit per week) plus chemicals. It will be less than last year due to new controller system. Jim Laffin moved to accept the contract. Seconded by Greg Ebert. Approved.

iii. “Pool Closed” signs have been purchased.

iv. We need to get business cards that can be handed out at the pool.

**B. Water Intrusion Update:** Greg sent a not to Brad Hosmer asking for an update and requesting a definite plan by next month.

**C. Trees/Sidewalk** – Root guard has been put in place around the possibly offending tree. The homeowner is still negotiating with West Hills. Bev will talk to homeowner.

### **VI. New Business**

#### **A. Landscaping Committee:**

i. **Pond algae** – Showplace has treated the pond, and it looks better. Jim Laffin moved that Showplace continue to care for the pond. Seconded by Greg Ebert. Approved.

ii. **Plant Replacement:** The cost estimate for replacing dead plants is within the budget, so it be implemented,

iii. **Bench replacement:** Board is to check the benches on Belson.com and replacement will be voted on at the next meeting.

iv. **Lacebug problem:** to get quote from Showplace.

v. Wood chips for “tot” lot: The wood chips need topping off. Jim Laffin moved that the board spend a maximum of \$850 to replace the cedar chips. Seconded by Greg Ebert. Passed.

B. **Fix-up Items** to be done by HOA Maintenance

i. towel dispenser in men's room

ii. light in exercise room (Jim will buy lights and replace them)

iii. men's urinal

iv. soap dispenser in women's room

C. **Wetland Sign:** to be installed this month.

VII. **Homeowner's Forum**

VIII. **Adjournment** – 8:45 pm.