



## Arbor Roses HOA

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Board Meeting, Arbor Roses Clubhouse

October 11, 2011

6:30pm

Present: Chad Barrington, Greg Ebert, Christina Saribay, Siobain Beddow

Absent: Ann Laffin

Recorder: Theresa Mahar

TMT-NW: Beverley Boyd

Meeting called to order by Greg Ebert

Agenda for 10/11/2011: Motion to accept made by Greg, Siobain second, all in favor, agenda accepted.

It was discovered that the July minutes were never accepted and board needs a copy.

September minutes move to approve made by Christina and Siobain - all in favor, accepted.

### Treasurer's Report

Financials

74 accounts are at collection/attorney

25 foreclosures

Siobain reviewed September's financials - insurance premium accounts for a variance/Row Home master insurance divided.

No Hearings

### Committee Reports

Pool

1. The pool shed has been purchased and needs assembling.

2. Pool furniture. A resident has done research for the board. Prices and pictures presented to the board. Average costs of:

lounge chairs \$50-250+

umbrellas \$80-150

table \$150-300

chairs \$100 each

The board talked about the pros and cons of buying "cheap" furniture versus buying commercial grade and replacement parts.

Board set a \$2500 minimum and a \$4000 maximum budget for the furniture. \$4000 could be spent the first year, and \$2500 every other year to replace as needed.



3. Spa is shut down. Theresa will ask Tony to cover the spa.

#### Landscaping

1. Trees removed from the back path. The stumps will not be ground down.
2. Greg can ask John from Showplace for a quote, to remove the blackberry vines.
3. Christina - hanging baskets for the poles on 11th, \$50 each, we would like to purchase 22, and if we return the wires we get a deposit back.
4. Tree trimming will be completed after the leaves fall and is budgeted.

ARC - Chad says one is open.

#### Social

1. The wine party was a success.
2. Halloween - Greg made a motion to spend up to \$200, Siobain second, all in favor. Possible safety, fun bag giveaway on Sunday, October 30, from 12-2pm.
3. Christmas - Christina knows someone who can set up a "sleigh ride" for the community. Dates talked about are December 10 or 17, 6-8pm. \$500 budget?

#### Old Business

1. Gazebo light - Greg is working on it.
2. HOA main. needs to do some repairs at the clubhouse. The dishwasher's bottom plate needs to be tightened. There is a door in the women's restroom that needs repair. A hole in the wall in a restroom.
3. AER fitness needs to fix a rod on the leg lift machine. And a rest pad is cracked.
4. Sidewalk repair - Safe Sidewalks does sidewalk grinding. They will find the trouble spots then send a letter to homeowners and the board.
5. Tuesday, October 25, at 6pm is Neighborhood Watch Meeting - Clubhouse

#### New Business

1. Budget planning - the board will look at the budget and send comments to Beverley
2. Board reminded to not conduct meetings thru email.
3. Annual meeting is November 15 at 6:30 pm, clubhouse. Beverley will handle the notices.
4. Regular board meeting is November 8 at 6:30 pm, clubhouse.
5. Row home roof moss removal - Beverley to get quotes, Christina thinks it is \$100 a piece.
6. Siobain to check on a code enforcement.
7. Chad mentioned there should be a trash can at the circle - Beverley will price.
8. Christina mentioned that Arbor Station has a sandwich board on which it advertises its HOA meetings. Beverley to check on price.
9. Greg - should Board go into executive session to discuss budget. Siobain moves to do it at next meeting. All in favor.

NO Homeowners Forum tonight  
Meeting adjourned.



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