

**Arbor Roses Board of Directors Meeting
Agenda December 12, 2011**

DRAFT MINUTES

- 1) Call to order/ Roll call
 - a) Called to order by president Greg Ebert at 7:20pm.
 - b) Present: Greg Ebert, Siobain Beddow, Chad Barrington, Christina Saribay, Ann Laffin.

- 2) Approval of November minutes
 - a) Greg Ebert moved to approve minutes. Seconded by Siobain Beddow. Passed.
- 3) Hearings for Owners – no hearings

- 4) Committee Reports –
 - a) Pool/Clubhouse
 - i) Pool furniture – move to agenda in February.

 - b) Landscape –
 - i) Signs on rock wall behind Tamora – Greg will come up with wording.
 - ii) Block retaining walls in front of some houses need repair. John (Showplace) will be notified.

 - c) ARC –
 - i) Phyllis Martin, 1099 SE Tamora, appealed ARC rejection of a proposed patio covering. She showed photos of the cover on other homes. Ann Laffin moved to approve the cover as long as there was no gutter added. Seconded by Greg Ebert. Passed.

 - d) Social –
 - i) Review of horse and wagon ride on Dec. 10
 - (1) The party was a great success. We need more food and drinks for next year.
 - ii) Superbowl party
 - (1) To be scheduled for February 5th, 2012.

 - e) Neighborhood watch – no report.

- 5) Old Business –
 - a) Water intrusion update. No report.

 - b) Collections – no report.

 - c) Sidewalk inspection – Safe Sidewalks will come out and conduct an inspection of our sidewalks for hazards that could cause trips and

- falls. Homeowners will be notified of any hazards in front of their homes and will be offered a discounted rate for repair. Any hazards in front of association property will be repaired by Arbor Roses.
- d) Budget approval – Greg Ebert moved that the budget be approved. Seconded by Siobain Beddow. Passed.
 - e) Dog barking complaints – Homeowner reports that there is noise from the home behind that is affecting sleep. Greg is to contact code enforcement. Discussion to be continued.
 - f) Maintenance Items
 - i) Sidewalk repair – Bev to get estimate.
- 6) New Business
- a) Dog poop concerns – we will look into getting more trash cans for disposal of bags. Also, signs will be installed on bag dispensers, mentioning possible fines for not properly disposing of dog waste. Bev to get bid from Peachtree for cans.
 - b) FOB expiration –
 - i) Many fobs are not being used and we don't know if they're broken, lost, or turned off. Siobain Beddow moved that any fob not used since last June be shut off and will be reactivated if and when new information is received. Seconded by Greg Ebert. Passed.
 - c) Utility shutoff list
 - i) Needs to be updated. Anyone who is on attorney's list should have internet suspended. Bev to work on list.
 - d) Gutter Bids – will be chosen in January.
- 7) Board positions
- a) President – Siobain Beddow
 - b) Treasurer – Christina Saribay
 - c) Secretary – Ann Laffin
- 8) Committee positions
- a) ARC – Connie Berardi has been added to architectural review committee.
 - b) Greg Ebert will head landscaping committee
 - c) Christina Saribay will head social committee.
- 9) Adjournment: 8:50pm