

Arrowood Homeowners' Association
Board Meeting Minutes
July 1, 2010

Meeting was called to order at 7:35 PM at the Buckhall Fire Department.

Attendees:

Chris Spicer – President
Karen Hatcher – Vice President
Kathryn Scott – Secretary
Krista Miller – Treasurer
Byron Lewis – ARC

Absent:

Roger Meiller – At Large
Marci Looney – At Large

Agenda:

The agenda was approved, as read by Chris.

Minutes:

The reading of the June minutes was tabled until next month.

Treasurer's Report:

Krista read and reviewed the balance sheet, as of June 28, 2010.

Old Business:

Delinquent Dues/Collection Efforts: Chris stated that 100% was collected on two of the four accounts with the attorney but attorney fees were not collected. Chris will let the attorney know to include their fees in the collections. The two remaining homes still have major outstanding fees.

ARC Guidelines on Website: The website states "Draft" on the bottom of some pages. The website copy is supposed to be partial so homeowners will need to request a disclosure packet when they are moving.

Signal Hill Mowing Question: Discussion continued from the June meeting about Wewerka's suggestion to incorporate into their proposal mowing rather than bushhogging the area along Signal Hill Road. This would benefit the community's curb appeal. A motion was made to mow this area on every other regular mowing of the community grounds. The cost would be \$69 per mow, a \$621 increase on our contract. To help defray this cost, the HOA would only bushhog twice rather than three times this year. A vote was taken for this action and approved. Since the board has voted to keep this area regularly mowed, the homeowners with fences along Signal Hill Road will be notified that it is their responsibility to keep the fences clean and to take immediate action to remove any graffiti.

ARC Campaign: Byron will draft a letter for the board to approve and send to homeowners referencing curb appeal and ARC violations. If violations are not addressed within 30 days, the board will take action to enforce per the Covenants. Attorney fees will be collected on any action taken through attorney and will be included in the attorney's collections. Byron hopes to get letters out by the end of next week and will notify for help to fold, stuff, and stamp mailings.

New Business:

Community Landscaping Issues: Wewerka was going to charge \$150 for someone to give an estimate for the sprinkler system not working. Amarildo – The Green Designer spoke with Chris and volunteered to look at the system at no charge. The problem was the sensor and Amarildo did repair it at no cost the HOA. Concerns were mentioned about the poor appearance of the landscaping at the front entrance. The grass is brown, weeds are present, and the dead flowers from the past season have not been replaced. Chris spoke with Duane about these concerns and Wewerka plans to plant new drought resistant flowers this week. The concern now is making sure they are watered because Duane had previously mentioned to Chris that he could give the board the name of a company that could water the flowers. It was mentioned that in the past Amarildo had hand watered the flowers at no additional charge until they were established.

Open Board Member Position: Roger notified Chris via email that due to health reasons, he was resigning his position on the board. David Milliken received the next highest vote at this past April election. Byron will contact David to ask if he is still willing to serve.

Mail Collection & Deposits: Chris will ask Marci about making bank deposits, as well as picking up the mail.

Miscellaneous:

Krista will print labels for Byron to use for ARC mailings.

A letter was received from VDOT concerning the snow removal. We are on the list, but there are no dates scheduled for the repairs, as it depends on budgets and priorities.

A question was asked about the orange marker sticks in the community. Kathryn answered as she had spoken with the surveyors. Due to so much development on Liberia, the present pipes are inadequate and need to be replaced going to the pump station.

Since the HOA is no longer using RCN for our website server, the service can be shut down. Krista will notify the company. Idriss is to be reimbursed for payment to the new server, Hostmonster. Byron will confirm that Hostmonster sends future bills to the HOA for payment.

Chris will check with Mike Kendall concerning the trash contract and renewal date. In March 2010, Mike contacted AAA about a discrepancy with the increased fuel charges they were billing us and three missed trash pickups due to inclement weather. They agreed to a reduction from \$55,000 to \$50,000 based upon the discrepancy with the fuel surcharge, the missed trash pickups, and our good customer rating with them. AAA will pick up large items on Fridays but they must be called first to let them know.

Neighborhood Watch: No action in our community.

Closing discussion about basketball nets at the playground and replacement of them – homeowners donating them. Since Janet Rose subdivision uses our playground, discussion was brought up to speak with their president possibly about an assessment to help with the upkeep of the playground.

The meeting was adjourned at 8:46 PM.

Respectfully submitted,
Kathryn Scott