

Arrowood Homeowners' Association
Board Meeting
October 11, 2012

The October 11th meeting was called to order at 7:32 PM at the Buckhall Fire Department.

Attendees:

Chris Spicer – President
Karen Hatcher – Vice President
Kathryn Scott – Secretary
Aaron Gregory – Treasurer
John Irvin – At Large/ARC
Bill Gee – At Large

Absent:

Marci Looney – At Large

The meeting agenda was approved.

Minutes: The meeting minutes for September 13th were read and approved, as corrected.

Finance Report: Aaron gave an update on the Accounts Receivable. Of the seven homeowners owing over \$400 who were turned over to the attorney, five have paid or are in the process of making payment. Lawsuits will be filed against the two remaining homeowners.

Old Business:

Property Management Company Discussion & Vote: After the Board having met with three management companies: National Realty Partners, Capitol Property Management, and Sequoia Management Company and compared their contracts, we decided that Sequoia Management Company would best meet the needs of our community. Chris made a **motion** for the Arrowood HOA to pursue a contract with Sequoia Management Company effective December 1, 2012. John seconded the motion. Ayes: Karen, Kathryn, Aaron, Bill. Chris made a **motion** to have the contract for Sequoia Management Company reviewed by our attorney, Coon & Purnell. Bill seconded the motion. Ayes: Karen, Kathryn, Aaron, John. Aaron made a **motion** to spend no more than \$1000 to have the contract reviewed by our attorney. John seconded the motion. Ayes: Chris, Karen, Kathryn, Bill.

Update: A meeting was scheduled on November 29, 2012 for the Board to meet our community manager, Jessica Azzarano. Board members Karen Hatcher, Kathryn Scott, Aaron Gregory, Marci Looney, and Bill Gee met with Jessica Azzarano, Senior Community Manager and Craig Courtney, Executive Vice President Operations. The 2013 dues were discussed and Jessica and Craig made aware that at the September meeting with all seven Board members present, it was agreed to increase the 2013 dues 5% which is in accordance with our Covenants. They were also told that we planned to vote on the increase at the December 6th meeting. The Board was then advised that in accordance with our Covenants, the vote had to take place 30 days before the increase would go into effect and not 30 days before payment is due. We were advised to call a meeting to order at that time. A meeting was called to order at 7:49 PM with Karen Hatcher, Kathryn Scott, Aaron Gregory, Marci Looney, and Bill Gee present. Aaron made a **motion** to raise the 2013 dues 5% and to continue to have a semiannual payment option. Bill seconded the motion. Ayes: Karen, Kathryn, Marci. Homeowners can also make one annual payment. The

\$20 credit given for paying annually is no longer offered, as stated in the December 1, 2011 minutes. Jessica and Craig confirmed that offering a discount for payment of annual dues is not permitted, in accordance with our Declaration. The meeting was adjourned at 8:20 PM.

New Business:

Meeting Dates: We need to explore moving the monthly meeting from the first Thursday to later in the month, possibly the second or third Thursday. This will give the treasurer a better opportunity to rectify the monthly bank statement before the meeting. We will have to check with Buckhall to see what days are available

ARC Report: After receiving violation letters, the homeowners on Linden Wood and Grand Court have moved their trailers. Concerning a home on Arrowood with a jeep on the side yard, the county was contacted and the issue resolved. Concerning the inoperable basketball hoop on Station Road, it was decided to wait until we have the management company to help decide what action should be taken.

Neighborhood Watch: none

Incoming Correspondence: none

Community Time: none

The meeting was adjourned at 8:27 PM.

Respectfully submitted,
Kathryn Scott
Secretary