

Arrowood Homeowners' Association
Board Meeting
April 12, 2012

The April 12th 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

Community Members – Mike Morris, Byron Lewis

Absent:

Marci Looney – At Large
David Milliken – At Large

The meeting agenda was approved.

Minutes: The March 1st minutes were read and approved.

Finance Report: There was no finance report. Aaron will send it to the Board members in preparation for the Annual Meeting. Aaron gave an update on the pending lawsuits for three homeowners owing over \$600. One homeowner paid half and will pay the balance in May. The remaining two homeowners will be turned over to the lawyer. Demand letters have not been sent to those homeowners with balances between \$400 - \$600. The letters are \$50 each, not \$25 as we thought. Chris was told that we should not have been getting the \$25 price. Aaron reported the number of delinquent homeowners is coming down.

Old Business:

- 1) **Annual Meeting date April 26th – letters sent out/website updated:** The Annual Meeting is April 26th at 7:00 PM. Thank you to Karen and Marci for sending out the letters. Thank you to our webmaster, Idriss Alrobaye, for updating the website.
- 2) **Spring Yard Sale – newspaper advertising?:** The yard sale is May 19th from 8:00 AM to noon, rain or shine. Discussion about advertising in the newspaper, as in the past. Chris made a **motion** to spend up to \$50 to advertise the yard sale in the local newspaper. John seconded the motion. Ayes: Karen, Kathryn, Aaron.

- 3) **ARC Violations – action needed:** Complaints received concerning: multiple families in homes, trailer on Grand Court, Christmas tree out front on Manassas Forge, vacant home for sale with long grass, and basketball hoop on Station Road. Letters need to be sent. Karen will send Bill the letter template she formed. Bill made a recommendation to have dog waste stations at the playground hoping to cut down on the dog feces that aren't picked up. After discussion, John made a **motion** to spend up to \$300 for two stations. Chris seconded the motion. Ayes: Karen, Kathryn, Aaron.

New Business:

- 1) **Trash Contract renegotiation:** Chris presented information he had researched in an attempt to lower our trash contract. Our current company, AAA, is now called Republic Services, Inc. Our monthly cost is \$4417. Another company, American Disposal, would charge \$3058 per month. Republic cannot match American Disposal's price but will make a price revision to \$3500 per month (\$900 savings). Everything else on the contract would remain the same. Republic Services will also give an additional 15% discount for six months and lock in the rate for 24 months. Aaron made a **motion** for Chris to renegotiate our current trash contract with Republic Services to take advantage of these modifications. John seconded the motion. Ayes: Chris, Karen, Kathryn. The new contract will be for 5 years, expiring on May 1, 2017. Discussion resurfaced from the August 2011 meeting concerning larger recycling bins. Chris will check with Republic.

ARC Report: One request approved for homeowner on Arrowood to remove a tree, as the roots are damaging their driveway.

Neighborhood Watch: none

Incoming Correspondence: none

Community Time: Byron presented the Board with information he gathered about installing a sign at the back of the subdivision. He contacted Wewerka – the company that installed the sign at the front entrance. The cost for a design proposal is \$750. The Board felt that was quite expensive and asked for further investigation. Byron will also investigate the cost for the front entrance sign which is damaged and has a large number of missing bricks.

Updates: Grass seed for the areas where the lights were installed will be delayed until the fall. Lines will be painted on the Linden Wood speed table tomorrow.

The meeting was adjourned at 8:36 PM.

Respectfully submitted,
Kathryn Scott
Secretary