

Arrowood Homeowners' Association  
Board Meeting  
October 8, 2014

The October 8<sup>th</sup> meeting was called to order at 7:03 PM at the Buckhall Fire Department.

**Attendees:**

Chris Spicer – President  
Pam Morris – Vice President  
Kathryn Scott – Secretary  
Patty Sisk – Treasurer  
Bill Gee – Member-At-Large/ARC Chairperson  
John Bashore – Member At Large 1

Sequoia Management Company: Jessica Azzarano, Danny Niemi

**Absent:**

John McLaren – Member At Large 2

**Recognition of Homeowners/Resident Forum:** Four homeowners were in attendance. Concerns were expressed over the lack of enforcement of Covenants/Guidelines, to include landscaping of yards.

**Review and Approval of Meeting Minutes – September 10, 2014:** The draft meeting minutes for the September meeting were not included in the Board's package. Jessica will have them sent out to the Board tomorrow via email to review for unanimous approval.

**Architectural Committee Report:**

**Guideline Amendments – Board Liaison:** Per Bill Gee, the Guidelines Amendments are still in progress. Jessica made a recommendation that the Board discuss sections of the Guidelines in order of priority at the meetings to help accelerate the process of updating them. The Board discussed and thought it was a good idea.

**Architectural Application(s) Review:**

**Account 139649:** Chris made a **motion** to approve the homeowner's request for their driveway extension. Bill seconded the motion. The vote was unanimous.

**Account 128210:** Chris made a **motion** to approve the replacement of siding, soffits, and shutters. Bill seconded the motion. The vote was unanimous.

**Account 18204:** Bill made a **motion** to deny the application as it was submitted. John B. seconded the motion. The vote was unanimous.

**Unfinished Business – Management Report:**

- 1) Asphalt Walkway Replacement Proposals:** Tabled
- 2) Tree Removal at SWMP Access Road:** Kathryn reported that she had spoken with Mark Colwell, PWC Department of Public Works concerning the trees bordering the access road. Mr. Colwell said these trees were not under his authority. He would pass a message to someone in the Planning Office to contact Kathryn concerning the trees.

- 3) **Maintenance Email Regarding Pavilion Damage:** Tabled
- 4) **Reserve Study Email & Funding Plan:** Bill made a **motion** to approve the funding plan with the tennis court. Chris seconded the motion. The vote was unanimous.

**New Business - Management Report:**

- 1) **Financial Statement analysis for the month and year ended 9/30/14:** Jessica went over the financial statement in the Board members' packet.
- 2) **2015 Draft Budget:** Plan to approve at the next meeting.
- 3) **Homeowner Email Regarding Panhandlers at the Entrance:** Jessica received an email from a homeowner concerning panhandlers in close proximity to the subdivision, more specifically on the median opposite the front entrance. She responded back to the homeowner and will reach out to Marty Nohe's office.
- 4) **Operational Calendar:** Board members were provided a copy.

A motion was made a **motion** to move to Executive Session at 8:43 PM.

**Sequoia Management Company Aging Report:** Board members were provided a copy.

**Collection Status Report from CWMEB dated October 1, 2014:** Board members were provided a copy.

**Legal Correspondence Regarding Lawsuits & Foreclosures:**

**Homeowner Correspondence Regarding Disapproved Siding – Account**

Chris made a **motion** at 9:47 PM to move back to open session. Patty seconded the motion. The vote was unanimous.

**Motions** were made and unanimously approved for Account 78024, Account 68177, and Account 98159, as follows:

**Account 78024:** Homeowner will be charged \$10 per day for each of two violations.

**Account 68177:** Homeowner will be charged \$10 per day for violation.

**Account 98159:** Owner requested an extension to rectify violation. Extension approved until April 30, 2015. If violation is not rectified by this date, homeowner will be charged \$10 per day.

**Account 88112:** Violation rectified. No further action.

**Account 29878:** Violation rectified. No further action.

**Account 109710:** Bill made a **motion** to approve the homeowner's application request. Chris seconded the motion. Nays: Pam, Kathryn, Patty, John B., as they wish to drive by the home for a visual.

**Account 68174:** Bill made a **motion** to provide the homeowner an extension until April 30, 2015 to paint the siding a neutral color. If violation is not rectified by this date, homeowner will be charged \$10 per day. Patty seconded the motion. The vote was unanimous.

Our next Board meeting will be Wednesday, November 12, 2014.

**Adjournment:** Chris made a **motion** to adjourn the meeting at 9:55 PM. Patty seconded the motion. The vote was unanimous.

Respectfully submitted,  
Kathryn Scott, Secretary