

Arrowood Homeowners' Association  
Board Meeting  
July 9, 2014

The July 9th meeting was called to order at 7:00 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  
John McLaren – Member At Large 2

Sequoia Management Company: Jessica Azzarano, Danny Niemi

**Walsh, Colucci Presentation – Kline Property Update:** Representatives for the Kline property on both sides of Signal View opposite our front entrance were present for another presentation to inform homeowners about the updated plans to build 188 homes (144 homes on the northside and 44 on the southside). The major change from their last meeting is the County is requiring an access to be opened at the backside of Walmart connecting Richmond Avenue to the property to help with traffic. Homeowner questions were welcomed.

**Recognition of Homeowners/Resident Forum:** At 7:45 PM, after the Kline Property representatives departed, homeowners presented additional questions concerning the development and other concerns.

**Review and Approval of Meeting Minutes – April 9, 2014:** Bill made a **motion** to approve the April 9<sup>th</sup> meeting minutes. John B. seconded the motion. The vote was unanimous.

**Review for Accuracy – Annual Meeting Minutes – April 30, 2014:** The April 30<sup>th</sup> Annual Meeting minutes will be read and approved at the 2015 Annual Meeting.

**Review and Approval of Meeting Minutes – June 11, 2014:** John M. made a **motion** to approve the June 11<sup>th</sup> meeting minutes. Chris seconded the motion. The vote was unanimous.

**Architectural Committee Report:**

**Guideline Amendments – Board Liaison:** Per Bill Gee, the Guidelines Amendments are still in progress. Clarifications will be discussed in executive session. John B. made a **motion** to require ARC approval for any exterior change, installation, modification, or upgrade. Bill seconded the motion. The vote was unanimous. Reference Article VI – Architectural Control: Protective Covenants and Restrictions, Section 1 – Architectural Control Committee (page 18). Due to the many “gray” areas in our documents, Jessica will send a letter that homeowners need approval for all exterior changes and have Chris review before mailing. Concerning the “gray” area about front stoops, John M. made a

**motion** to grandfather their approval if the appropriate application had been submitted.  
**Commercial & Military Vehicles:** Tabled while Jessica continues to research and consult Marty Nohe's office.

**Account 119560:** Bill made a **motion** to approve the driveway modification. Patty seconded the motion. The vote was unanimous.

**Account 49140:** Bill made a **motion** to approve the siding replacement and painting of the shutters and door. Pam seconded the motion. The vote was unanimous.

**Account 128201:** Bill made a **motion** to approve replacing the storm door, the siding and the roof. John B. seconded the motion. The vote was unanimous.

### **Unfinished Business – Management Report:**

**Insurance Package & Broker Proposals:** Tabled

**Asphalt Walkway Replacement Proposals:** The French drain has been installed at the park. Bill had a suggestion in the past to cold patch the tennis court so Jessica will get pricing.

### **New Business - Management Report:**

- 1) **Financial Statement analysis for the month and year ended 6/30/14:** We may need to consider opening another CD if we don't use the reserve money now. The financials are looking good and have a positive variance. Chris said a public thank you for Premier Landscaping and the good job that they have been doing.
- 2) **Ratification of Unanimous Consent for French Drain Installation at Pavilion:** The Board ratified the unanimous consent decision by email to install the French drain at the pavilion.
- 3) **2013 Final Audit:** Jessica sent the audit.
- 4) **Operational Calendar:** John M. made a **motion** to approve the recommended change made by Sequoia's maintenance concerning the front light fixtures. Chris seconded the motion. The vote was unanimous. The ARC reinspections will start shortly. The next HOA meeting is August 13<sup>th</sup>. Kathryn will be out of town and unable to attend. Jessica came across an HOA laptop in the boxes turned over to them when we hired them. She mentioned that a Sequoia manager is interested in buying it. Bill made a **motion** to sell the laptop to Sequoia for \$100. John B. seconded the motion. The vote was unanimous. Jessica will be sure the hard drive is wiped clean. The "No Soliciting" sign at the front entrance looks damaged due to letters peeling off. Kathryn found the receipt and Weisco Signs will repaint it at no charge if we remove it from the post and bring it to them. John B. will remove it and reinstall and Kathryn will take it to the shop.

Bill made a **motion** to move to Executive Session at 8:40 PM. Chris seconded the motion. The vote was unanimous.

### **Hearing Decisions**

**Sequoia Management Company Aging Report:** Board members received a copy of the report in their July packet.

**Collection Status Report from CWMEB dated June 30, 2014:** Board members received a copy of the report in their July packet.

**Spring Inspection Violations Report:** Board members received a copy of the report in their July packet.

**Reserve Study Contract Review:** Board members received a copy of the report in their July packet.

Bill made a **motion** at 9:17 PM to move back to open session. Chris seconded the motion. The vote was unanimous.

**Account 139779:** Bill made a **motion** to take no further action. John B. seconded the motion. The vote was unanimous.

**Adjournment:** Bill made a **motion** to adjourn the meeting at 9:18 PM. Chris seconded the motion. The vote was unanimous.

Respectfully submitted,  
Kathryn Scott, Secretary