

Arrowood Homeowners' Association
Board Meeting
August 12, 2015

The July 8, 2015 meeting was cancelled; after the Board arrived at the Osbourn Park High School and the designated staff member did not arrive to unlock the door.

The August 12th meeting was called to order at 7:04 PM in the Osbourn Park High School Library.

Attendees:

Pam Morris – Vice President
Kathryn Scott – Secretary
Patty Sisk – Treasurer
John Bashore – Member-At-Large 1
John McLaren – Member-At-Large 2
Bill Gee – Member-At-Large 3/ARC Chairperson

Sequoia Management Company: Jessica Azzarano, Danny Niemi

Absent:

Chris Spicer – President

Hearing for Account 139708: Homeowners attended and chose an open session hearing. Homeowners are new to the community and had not submitted an ARC application for exterior color changes. Application will be submitted.

Recognition of Homeowners/Resident Forum: Three homeowners in attendance.

Review and Approval of Meeting Minutes – April 8th and June 10th: Bill made a **motion** to approve the April 8th meeting minutes. John M. seconded the motion. The vote was unanimous. Pam made a **motion** to approve the June 10th draft minutes. John B. seconded the motion. The vote was unanimous.

Review for Accuracy – Annual Meeting Minutes – April 2015: The Board reviewed the April 2015 Annual Meeting minutes for accuracy and was in agreement.

Website Administrator Attendance and Discussion: Tabled until next month

Architectural Committee Report:

Guideline Amendments – Board Liaison: Bill is waiting for Board member feedback.

Architectural Applications:

Account 158024: Bill made a **motion** to deny the application, as the new white garage doors will not match the existing exterior cream trim. Patty seconded the motion. The vote was unanimous.

Account 139708: Bill made a **motion** to approve the homeowner's application. Pam seconded the motion. The vote was unanimous.

Unfinished Business – Management Report:

- 1) **Ratification of Unanimous Consent for Tree Removal in SWMP area:** John B. made a **motion** to ratify the unanimous consent to remove the down tree and repair the fence between the SWMP and homeowner property. Bill seconded the motion. The vote was unanimous.
- 2) **Tot Lot Wood Chip Replenishment:** Bill made a **motion** for \$2140 to Tommy's Lawn Care for an extra 3" of wood chips (6" total) at the tot lot. John M. seconded the motion. The vote was unanimous. Bill made a **motion** to approve \$2406 to Tommy's Lawn Care for timber edge removal and to install new timbers. John B. seconded the motion. The vote was unanimous. Equipment rental charge is tabled until next month.

New Business - Management Report:

- 1) **Financial Statement analysis for the months ending June 30, 2015 and July 31, 2015:** Jessica went over the financial statements in the Board members' packet.
- 2) **Premier Turf & Landscaping Monthly Reports:** Report included in the Board members' packet.
- 3) **Plum Tree Removal Proposal from Premier Turf & Landscaping:** The Board is not accepting the proposal.
- 4) **Recording Secretary Discussion:** The Board discussed the option/possibility of paying someone, possibly even a homeowner, to take the Board meeting minutes during the open meeting.
- 5) **Basketball Court Fence Repair Proposal:** Tabled until next year
- 6) **Republic Trash Services Rate Increase Notification:** A rate increase went into effect May 1, 2015, in accordance with the contract.
- 7) **Grounds Contract Specifications for RFP:** Information in Board member packet for review and later discussion.
- 8) **2016 Draft Budget:** Information in Board member packet for review and later discussion.
- 9) **Playground Hazards Brochure:** Information in Board member packet for review.
- 10) **Website Domain Hosting Plans:** Bill made a **motion** to pay Idriss \$143.88 for website domain hosting for one year. Pam seconded the motion. The vote was unanimous.
- 11) **Tree Removal Proposal - Tot Lot Area:** Patty made a **motion** to pay Premier Turf & Landscaping \$525 to remove a large dead tree from the pavilion area. John B seconded the motion. The vote was unanimous.
- 12) **Operational Calendar:** The community yard sale will be September 26th from 8:00 AM – noon rain or shine. A notice will be put on Craigslist and the website. The next Board meeting will be on September 9th in the Osbourn Park High School Library.

Bill made a **motion** to go into Executive Session at 8:03 PM. John B. seconded the motion. The vote was unanimous.

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

Updated Collection Status Report from CWMEB dated August 3, 2015: Board members were provided a copy in their packet.

Pre-Paid List of Homeowners: Board members were provided a copy.

Prepaid List of Homeowners: Board members were provided a copy.

Violation Waiver of RVCs – Account 68174

John M. made a **motion** to move back to open session. Bill seconded the motion. The vote was unanimous.

Bill made a **motion** for Account 88129, Account 139607, Account 139708, and Account 29896 as follows. Pam seconded the motion. The vote was unanimous.

Account 88129: Homeowner will be charged \$10 per day for violation.

Account 139609: Homeowner will be charged \$10 per day until application is submitted.

Account 139708: Violation rectified. No further action.

Account 29896: Homeowner will be charged \$10 per day for each of five violations.

Account 68174: Bill made a **motion** to waive all but 25% of the violation fees if amount is paid within 30 days. (25% due is \$225) John B. seconded the motion. The vote was unanimous.

Bill made a **motion** to approve the Board member positions as follows. John B. seconded the motion. The vote was unanimous.

President – Chris Spicer

Vice President – Pam Morris

Secretary – John McLaren

Treasurer – Patty Sisk

Member-At-Large 1 – John Bashore

Member-At-Large 2 – Kathryn Scott

Member-At-Large 3/ARC Chairperson – Bill Gee

Adjournment: Bill made a **motion** to adjourn the meeting at 8:26 PM. John B. seconded the motion. The vote was unanimous.

Respectfully submitted,
Kathryn Scott, Secretary