

Arrowood Homeowners' Association  
Board Meeting  
June 10, 2015

The June 10th meeting was called to order at 6:04 PM in the Osbourn Park High School Library.

**Attendees:**

Pam Morris – Vice President  
Kathryn Scott – Secretary  
Patty Sisk – Treasurer  
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  
John Bashore – Member-At-Large 1

Bill made a **motion** to go into Executive Session at 6:06 PM to consult legal counsel concerning **Account 88129**. Patty seconded the motion. The vote was unanimous. Mr. Brendan Bunn and Mr. Robert Brant attended free of charge to discuss the court ruling and advise the Board concerning further action.

Bill made a **motion** to adjourn the Executive Session and open the meeting at 7:01 PM. Pam seconded the motion. The vote was unanimous.

Per the advice of legal counsel to the Board, Kathryn made a **motion** to file an injunctive relief suit against **Account 88129**. Bill seconded the motion. The vote was unanimous.

**Recognition of Homeowners/Resident Forum:** One homeowner attended with concerns about the number of solicitors in the community. Signs are posted at both entrances to the community, although they cannot legally be enforced.

**Review and Approval of Meeting Minutes – April 8th:** The April 8<sup>th</sup> meeting minutes are tabled until next month. Meanwhile Jessica will email them to the Board.

**Board Member Positions:** Tabled until next month

**Website Administrator Attendance and Discussion:** Tabled until next month

**Architectural Committee Report:**

**Guideline Amendments – Board Liaison:** Bill will send out an electronic copy for review.

**Architectural Applications:** Bill made a **motion** to approve the ARC application requests for the following five accounts, as per their submitted applications. Pam

seconded the motion. Ayes: Kathryn, Patty. Abstain: John M., as he submitted an application.

**Account 158068:** Roof replacement

**Account 68174:** Siding color change

**Account 139755:** Install a 10' x 14' shed

**Account 29832:** Replace an existing shed with a 10" x 10" shed

**Account 88116:** Install a new roof

Bill made a **motion** to deny the following ARC application request for non-compliance with the ARC Guidelines. Pam seconded the motion. The vote was unanimous.

**Account 139708:** Repaint garage doors and shutters

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

- 1) Tot Lot Border Replacement, Wood Chip Replenishment, and Drain Installation Proposals:** Bill made a **motion** to approve for Tommy's Lawn Care to remove all chips from the playground, to install 10 drain boxes with traditional French drain pipe with a foam cover around the pipe, and then cover with gravel for \$2630. John M. seconded the motion. The vote was unanimous. Bill made a **motion** to have Premier Turf and Landscaping install new chips, as per their landscaping contract. Patty seconded the motion. The vote was unanimous.

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

- 1) Financial Statement analysis for the months ending April 30, 2015 and May 31, 2015:** Jessica went over the financial statements in the Board members' packet.
- 2) 2014 Draft Audit:** Bill made a **motion** to approve the 2014 draft audit. Kathryn seconded the motion. The vote was unanimous.
- 3) Premier Turf & Landscaping Monthly Reports:** Report included in the Board members' packet.
- 4) Commercial Vehicle Discussion:** The ARC Guidelines don't address commercial vehicles. The Board needs to seek guidance concerning addressing commercial vehicles for the revised guidelines.
- 5) Homeowner Complaint Regarding Yard Sale:** A homeowner sent an email concerning community yard sale signs not being posted. The Board regrets the oversight. Homeowners can have personal yard sales, in addition to the community yard sales.
- 6) Various Grounds Proposals from Premier Turf & Landscaping:** Patty made a **motion** to accept Premier's \$250 proposal to remove the dead and rotted tree near the playground. Bill seconded the motion. The vote was unanimous.
- 7) Operational Calendar:** Jessica went over the calendar in the Board members' packet. As of July 1, 2015, Sequoia Management and Janitorial rates will each increase \$1. Discussion about the cost to pay someone to take the meeting minutes. The next Board meeting will be on July 8<sup>th</sup> in the Osbourn Park High School Library.

Bill made a **motion** to go into Executive Session at 8:02 PM. Patty seconded the motion. The vote was unanimous.

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

**Collection Status Report from CWMEB dated May 4, 2015:** Board members were provided a copy.

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

**Miscellaneous Legal Correspondence:** Board members were provided in their packet.

Bill made a **motion** at 8:23 PM to move back to open session. Pam seconded the motion. The vote was unanimous.

**Account 119555:** The Board ratifies the unanimous decision to allow the driveway correction without application.

**Adjournment:** Kathryn made a **motion** to adjourn the meeting at 8:25 PM. John M. seconded the motion. The vote was unanimous.

Respectfully submitted,  
Kathryn Scott, Secretary