

ARROWHEAD

HOMEOWNERS ASSOCIATION, INC.

c/o HOMEOWNERS CONCERNS LLC

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ARROWHEAD HOA BOARD OF DIRECTORS MEETING

MAY 18, 2010

Board Members Present: David Alquist, Mitch Tendler, Bobbie Van Dore

Absent: Lisa Flaherty, Kara Marshall

Management: Homeowners Concerns LLC - Steve Goral

CALL TO ORDER: 6:32 PM

OPEN FORUM: Election of officers to the new board were defined as follows:

<u>Member</u>	<u>Capacity</u>	<u>Term</u>
Bobbie Van Dore	President	1 year
David Alquist	Vice-President	2 years
Mitch Tendler	Secretary/Treasurer	3 years
Lisa Flaherty	member at large	1 year
Kara Marshall	member at large	1 year

GUEST PRESENTER: Mark Petrovich of Republic Services, new owners of Allied Waste responsible for the trash removal in the Arrowhead development, met with the board. A new contract was discussed and approved by the board for our contract expiring in 2011. The per home cost will be increased in May 2011 from \$ 8.74 to \$ 9.17 with additional 5 % increases in each of the future years of the contract.

OLD BUSINESS: A discussion of the Peak fence appearance and continued negotiations with the manufacturer was brought up so that the board could make a determination of the next steps to pursue. It was suggested in previous meetings that Homeowners Concerns, as our management company, contact Tom Martino to see if he would be willing to take on our case. This was not done and Steve Goral was asked again to contact Tom on our behalf and get a response back to the board as soon as possible, preferably before the next board meeting.

NEW BUSINESS:

- Metco Landscape, Inc. was mentioned and praised for the work they have done in the neighborhood as a whole since becoming our maintenance provider for the community areas. The entrance way into Arrowhead at 112th and Eaton was mentioned in particular as having been well taken care of. The board will be looking into some inexpensive upgrades to that area, i.e. flowers for color.
- Metco will also be asked to give the board an estimate for converting some of the community grass area on Gray Street to xeriscape and suggestions for the community walkways to Ryan Elementary School.
- The board discussed and agreed that our attorneys should stop any additional actions on homeowner properties in arrears to the HOA once a property moves into bankruptcy or

foreclosure. The money spent for further action by the attorneys is less than the monies we are able to recover with our actions.

- Homeowners Concerns was asked to thank the real estate woman responsible for the foreclosure clean up along Eaton Street. The home was a concern for many neighbors when it was taken over by the bank and the contents moved to the front lawn. It was an unfortunate action but it was cleaned up as soon as it was legally allowed.
- The paint assessment for all homes in Arrowhead is coming up with the next several weeks. This inspection will be done by Homeowners Concerns employees or its agents and the resulting report provided to the board. It was agreed that no board member is expected to participate in this inspection. It was requested that the inspection be thorough and conducted using the guidelines of the documents of the HOA.

REVIEW APRIL MINUTES

The April minutes were reviewed and approved

ARC COMMITTEE

The board discussed and agreed that there is no reason for the ARC committee to meet at the same time as the board of directors. The committee is empowered by the documents of the HOA to be responsible for the oversight of all architectural requests and should work within the guidelines of the community to do so. It is no longer necessary for the ARC to bring routine requests to the board.

REVIEW APRIL FINANCIALS

Homeowners Concerns was asked to investigate charges in the financials with regard to the "doggie stations" within the community. There appears to be a potential duplicate billing, or possible reporting issue.

The April financials were presented and approved with the above mentioned issue

ARC REVIEW

No members of the ARC committee were present. There were no requests to be presented. See ARC COMMITTEE section above.

NEXT MEETING: June 15, 2010 at Homeowners Concerns offices

ADJOURNMENT

A motion to adjourn was made by D. Alquist, seconded by M. Tendler. Motion approved by all in attendance. Motion carried.

The meeting was adjourned at 8:25 p.m.