

ARROWHEAD

HOMEOWNERS ASSOCIATION, INC.

c/o HOMEOWNERS CONCERNS LLC

2200 E. 104th Ave, Suite 111, Thornton, CO 80233

303-450-0910 fax 303-252-7405

e-mail: homeconcernsmgt@yahoo.com web: www.homeownersconcerns.com

ARROWHEAD HOA BOARD OF DIRECTORS MEETING

NOVEMBER 17, 2009

Board Members Present: Howard Smiley, David Alquist, Rick Rose

Management: Homeowners Concerns LLC - Steve Goral & Sheri Bailey

Homeowners/Guests: Mitch Tendler, Neil Woods

CALL TO ORDER

The meeting was called to order by Howard Smiley at 6:30 p.m.

OPEN FORUM

Mitch Tendler asked the management company if the City of Westminster or Jefferson County had been contacted regarding a meeting with A&A Fence. Steve Goral responded that the City of Westminster had been contacted, and the fence contractor is willing to attend this meeting. Mr. Tendler further inquired if the green paint on the house on 112th Place had been inspected. Steve Goral responded that the house color was inspected and was approximately 30 percent lighter than the unapproved color.

Mr. Tendler further asked if the legal review and discussion item on the agenda was regarding his questions. The answer was yes.

LEGAL REVIEW/DISCUSSION OF HOMEOWNER QUESTIONS SUBMITTED TO THE BOARD FOR REVIEW

Steve Goral read the email received from Mitch Tendler. David Alquist then asked Mitch what he thinks the phrase "arbitrary and capricious" means. Mitch's answer was that he believes it means uniform for all homeowners, i.e., if one homeowner has to replace their roof because the shingle color was not approved, then all homeowners with unapproved colors should have to replace their roofs as well. Steve Goral then read the response from E. James Wilder, Attorney at Law. Mitch then stated that his issue is not the granting of variances, but rather if the Board was acting in an arbitrary and capricious manner.

REVIEW OCTOBER MINUTES

A motion was made by David Alquist, seconded by Rick Rose to approve the minutes of the October 20, 2009 Board of Directors meeting. Motion approved by all in attendance; motion carried.

REVIEW OCTOBER FINANCIALS

A motion was made by David Alquist, seconded by Rick Rose to approve the October 2009 financial statements as presented. Motion approved by all in attendance; motion carried.

ARC REVIEW

The Board reviewed the paint submission for 11209 Eaton Way and denied the request. The Board asked that the homeowner resubmit colors that are less "lime" in color and consistent with earth tones. They would also like to homeowner to clarify the phrase "minor trim." The homeowner of 5590 W. 115th Loop was present regarding the letter he received regarding house painting and roof repairs. He asked the Board what he needs to do to bring resolve to these issues. The Board responded that the roof repairs need to be completed and the tar paper removed. The homeowner agreed to have the repairs done in three months or will notify the Board if a further extension is needed. The management company was instructed to also send copies of the letters to Carmen Woods who resides in the house.

OLD BUSINESS

1. Maintenance Contractor – Howard Smiley signed the contract with the new maintenance provider, Metco Landscape, Inc. In the future, Howard asked that a representative of Homeowners Concerns LLC sign the contact. The concerns regarding snow removal issues have been resolved with the contractor.
2. The Board asked that a letter be sent to the homeowner that backs up to the triangle area regarding landscaping pushing the fence out.
3. Fence – Latest Peak Proposal – A response has not yet been sent back to Peak because the Board asked the ARC Committee to review the new fence design. The Board would like to respond that Peak agree to replace the fence from the corner of the triangle area south (not including the angles) and offer them an additional \$2,000 to include this extra 150 feet.

NEW BUSINESS

1. Doggie Stations – After some discussion, the Board consensus is to put the dog waste baskets back and monitor what happens over the next month.
2. Association Goals for 2010
 - a. Trees on Gray Street
 - b. Trail to Ryan Elementary – grass dies every year due to no irrigation – possible ideas include xeriscaping or concrete with benches
 - c. Water sensors – pricing will be sought
3. ARC Committee Meetings – The Board concurred that the ARC Committee should hold their meetings one week before the Board meetings, and only those requests that are questionable should be submitted to the Board at their monthly meeting for final approval.
4. 2010 Dues Increase – After some discussion, the Board decided that there will be no increase in the dues assessment for 2010.

NEXT MEETING

The next Board of Directors meeting will be held on Tuesday, December 15, 2009 at 6:30 p.m. at the offices of Homeowners Concerns, 2200 E. 104th Avenue, Suite 111 in Thornton.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:03 p.m.