

ARROWHEAD

HOMEOWNERS ASSOCIATION, INC.

c/o HOMEOWNERS CONCERNS LLC

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ARROWHEAD HOA BOARD OF DIRECTORS MEETING

AUGUST 18, 2009

Board Members Present: Howard Smiley, Bobbie Van Dore

Absent: David Alquist

Management: Homeowners Concerns LLC – Bob Johnson & Sheri Bailey

Homeowners/Guests: 6

CALL TO ORDER

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

INTRODUCTIONS

The Board members, management agents and homeowners present introduced themselves to each other.

HOMEOWNER COMMUNICATIONS

A discussion was had regarding which painting requests must be submitted for ARC approval. Approval is not required if a homeowner is painting their home the same as the last approved color. Additionally, garage doors must match the color of the body of the house.

OPEN FORUM

1. A homeowner was present to discuss the open space behind her house near Ryan Elementary that is not mowed. Someone was out today mowing the side of the open space but not the middle. There will be a City of Westminster Parks and Recreation plan meeting on August 25th at 6:30 p.m. at the City Park Recreation Center at 104th and Sheridan for anyone interested in attending. A second meeting will be held for the south side of the city at Irving Street Library, 7392 Irving Street. This homeowner would like to see this area turned into a park as it is designated and will be attending the meeting.
2. Another homeowner present was concerned that three different communications were received in a short period of time and finds the regulations are confusing and cumbersome, i.e., what needs approval and what does not. The Board is working with the management company to improve communications with homeowners regarding painting, garage doors, and other exterior improvements. This

homeowner would also like the web site to be less confusing to improve communication with homeowners.

REVIEW MINUTES OF JULY 21, 2009

Under "Old Business," item 6 should read: "Second Paint Letter Mailed Without Authorization – The management company will check to see if the letter was sent in error."

Under "Old Business," the last sentence in item 7 should read: "The management company pointed out that there are still some live wires running to the box, so a solution will be determined."

Under "New Business," the word "waiver" in the last sentence of item 10 should be changed to "deferment."

A motion was made by Bobbie Van Dore, seconded by Howard Smiley to approve the minutes of the July 21, 2009 Board of Directors meeting with the above modifications. Motion approved by all in attendance; motion carried.

REVIEW JULY FINANCIALS

A motion was made by Bobbie Van Dore, seconded by Howard Smiley to approve the July 2009 financial statements as presented. Motion approved by all in attendance; motion carried.

ARC SUBMITTALS

Mitch Tendler was present on behalf of the ARC Committee. He affirmed that the Declaration of Covenants, Conditions and Restrictions states that the ARC Committee will consist of three members and that all ARC members must approve all requests. The management company will contact the ARC Chairman and inform him of the current procedure.

OLD BUSINESS

1. Fence – Latest Peak Proposal – There are again problems with the fence in the triangle area. The Board feels they have three options in dealing with the plastic fence issues: 1) Install steel-reinforced pickets at a cost of \$4,000.00; 2) Do nothing; 3) Hire legal counsel.
The Board asked that the installer be contacted to see what his response is in addressing these problems. If no resolve can be made, the Board may seek the help of legal counsel.
2. Qwest Box Repairs – The landscape contractor made the repairs without authorization.
3. Fence Transition 6 ft to 5 ft – The Board will give the homeowners one month to complete the repairs.
4. Paint Letters – Second notices will not be sent until after the October 1st deadline when non-compliance has been verified.
5. Green Roof Status – ARC request was submitted and disapproved. Weekly fines are accruing.
6. Status of 112th Avenue Fence – All repairs have been completed including the cul-de-sacs.

7. Covenant Enforcement Expectations – Make sure the covenant officer is inspecting the community fences for impeding shrubbery or branches.

NEW BUSINESS

1. Landscape – Proposals have been received from Urban Farmer for various items. The Board feels that some of these items should be part of the grounds contract and that the City of Westminster should be contacted to spray the weeds coming up through cracks in the streets and sidewalks.
2. Doggie Bag Stations – Four additional boxes of bags were ordered today.

NEXT MEETING

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

ADJOURNMENT

A motion was made by Bobbie Van Dore, seconded by Howard Smiley to adjourn the Board of Directors meeting. Motion approved by all in attendance; motion carried.

The meeting was adjourned at 8:33 p.m.