

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

JANUARY 20, 2009

Board Members Present: Howard Smiley, Mitch Tendler, Bobbie Van Dore

Management: Homeowners Concerns LLC - Steve Goral & Sheri Bailey

Homeowners/Guests: 1

CALL TO ORDER

The meeting was called to order by Howard Smiley at 6:28 p.m.

ATTORNEY STATUS REPORT

Sheri Bailey reviewed the most recent attorney status report with the Board members.

OPEN FORUM

1. The Board reminded Homeowners Concerns to ensure that the Board members are copied on all email responses to homeowners.
2. Any snow removal issues regarding sidewalks within the community should be called or emailed in to the City of Westminster.
3. Covenants - The Board asked if there has been any response from the homeowner with the non-registered vehicle in the driveway or the homeowner who installed a pipe in concrete in his front yard. There has been no response from either homeowner as of this date. The homeowner with the missing back gate plans to replace the entire fence during the 2009 season.
4. Rules and Regulations Document - Homeowners Concerns will choose some preferred Rules and Regulations documents from other associations they manage and email them to the Board members for review in order to choose a format to use in drafting a Rules and Regulations document for Arrowhead.
5. ACC Approval for Trailer at 5457 W 115th Loop - The approval was located, reviewed by the Board, and the issue will now be closed.

REVIEW MINUTES OF DECEMBER 16, 2008

A motion was made by Bobbie Van Dore, seconded by Howard Smiley to approve the minutes of the December 16, 2008 Board of Directors meeting. Motion approved by all in attendance; motion carried.

REVIEW DECEMBER 2008 FINANCIALS

1. The Board requested that the grace period for payment of assessments be extended from the 15th of the month to the 30th of the month. Late fees will be applied on the 30th of each month that the assessment is not paid.
2. Steve Goral will speak with the grounds contractor about changing the landscape contract from a 12-month contract to an 8-month contract without a large monthly increase or a reduction in services.
A motion was made by Bobbie Van Dore, seconded by Mitch Tendler to approve the December 2008 financial statements as presented. Motion approved by all in attendance; motion carried.

OLD BUSINESS

1. 112th Avenue Fence Repairs – The revised fence repair bid was reviewed by the Board. The Board would like to have a stain product applied to the fence instead of paint, as the paint is badly peeling. Considering the age of the fence, Homeowners Concerns will check with the contractor to see if staining is a possibility.
2. New Plastic Fence – The contractor will be contacted regarding the warped pickets.

NEW BUSINESS

1. Management Company Decisions – The Board clarified that they should only be contacted regarding an issue submitted by a homeowner if the issue is not cut-and-dried or if something is questionable, but did ask to be copied on all responses to homeowners.
2. Covenants – The Board is pleased with the report and the way in which violations are being handled.
3. Tree Down at 112th & Eaton – A homeowner contacted the office asking if he could have the tree that had fallen with the recent high winds. His request was granted as long as the area where the tree was located was flagged so that the association could replace the tree at a later date. The Board will decide on replacement during their spring walkthrough. There is no indication that the tree was hit by a car.
4. Problems noted with overwatering in the triangle area will be addressed in the spring with the landscape contractor when the irrigation system is turned back on.
5. ACC Report – No activity last month.
6. Rules and Regulations Document – Homeowners Concerns will email the Board members three sample documents for review.
7. Recent Legislation – Regulations regarding the installation of clotheslines, solar panels, wind turbines, etc., will be incorporated into the new Rules and Regulations document.

NEXT MEETING

The next Board of Directors meeting will be held on Tuesday, February 17, 2009 at 6:30 p.m. at the offices of Homeowners Concerns, 2200 E. 104th Avenue, Suite 111 in Thornton.

ADJOURNMENT

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

The meeting was adjourned at 7:51 p.m.