

ARROWHEAD

HOMEOWNERS ASSOCIATION, INC.

c/o HOMEOWNERS CONCERNS LLC

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ARROWHEAD HOA BOARD OF DIRECTORS MEETING

JULY 21, 2009

Board Members Present: Howard Smiley, Bobbie Van Dore, David Alquist
Management: Homeowners Concerns LLC – Steve Goral & Sheri Bailey
Homeowners/Guests: Jean Begano, Rick Rose

CALL TO ORDER

The meeting was called to order by Bobbie Van Dore at 6:32 p.m.

OPEN FORUM

Jean Begano was present to discuss her non-approved green roof. She explained to the Board members that she was unaware that she was required to get ARC approval for a new roof and also did not know of the restrictions regarding roof color as stated in the Declaration of Covenants, Conditions and Restrictions. The Board informed Ms. Begano that her only recourse is to change the roof color. Ms. Begano was not agreeable to this resolution, so she will submit an ARC form to try to get an approval after the fact for the green roof shingles.

REVIEW MINUTES OF JUNE 16, 2009

A motion was made by Bobbie Van Dore, seconded by David Alquist to approve the minutes of the June 16, 2009 Board of Directors meeting. Motion approved by all in attendance; motion carried.

REVIEW JUNE FINANCIALS

The Board noted that water consumption is down approximately 66 percent from last year. A motion was made by Bobbie Van Dore, seconded by David Alquist to approve the June 2009 financial statements as presented. Motion approved by all in attendance; motion carried.

OLD BUSINESS

1. Peak Offer – Howard Smiley will send the Board-approved response to the management company tomorrow to be emailed to Peak.
2. Qwest Box Repairs – Multiple attempts have been made to contact Qwest to repair the irrigation line break damaged by Qwest. The City of Westminster was also contacted but could offer no assistance.
3. Broken Fence Rail in Triangle Area – Repairs have been completed.

4. Fence Transition 6 feet to 5 feet – The homeowners will submit an ARC request with their neighbor’s signature to gradually taper an 8-foot section of fence from 6 feet to 5 feet.
5. Gray Street Park (Entrance to Sherwood Park) – Water is not getting where it needs to go and the grass is cut at one-half an inch around the edges. A walkthrough will be conducted within the next week with the landscape company to address this as well as other issues.
6. Second Paint Letter Mailed Without Authorization – The management company will check to see if the letter was sent in error.
7. Status of 112th Avenue Fence – Repairs have been completed and the Board thinks the fence looks nice. The back of the fence in the two cul-de-sacs will be painted as soon as possible to achieve conformity. The Board commented that the irrigation box has not been removed. The management company pointed out that there are still some live wires running to the box, so a solution will be determined.

NEW BUSINESS

1. Roof Inventory – Will now be part of the covenant inspection report.
2. Photos of Violations – Photos are attached to the copies of the violation letters at the office of the management company.
3. Board Expectations on Violations – The covenant violation reports will be emailed to all Board members within 48 hours of each inspection (every two weeks).
4. Management Company Community Inspections/Resolution of Community Issues – A walkthrough will be scheduled soon with the covenant officer and landscape supervisor to address several issues such as tall weeds, dry grass and other unsightly conditions. Any correspondence from homeowners will be addressed by the management company and copied to the Board of Directors.
5. Doggie Bag Stations – Each station holds two boxes of baggies, so four boxes will be ordered each time. The landscape company has been instructed to make sure stations are always full of bags.
6. Gray Street Park – Concerns regarding grass height and amount of watering. The condition of the grass will be checked on a regular basis. This item will also be discussed at the upcoming walkthrough with the landscape supervisor.
7. Violations – If a letter goes out to a homeowner, the covenant inspector will take a list of violations and verify compliance. If compliance is not made, the list will be annotated and the next letter will go out. Warning letters will be issued first followed by fine letters.
8. Communications – All Board members will be cc’d on all correspondence to any Board member from the management company.
9. ARC Requests – All requests received at the management company are copied and emailed or mailed to the ARC committee and the date emailed or mailed is noted on the request copy and remains on file at the management company’s office.
10. Painting of Houses – Homeowners will be asked to submit a letter with any hardship and the Board will consider them on a case-by-case basis. A deferment form will also be prepared for homeowners to submit with their hardship.

ATTORNEY STATUS REPORT

All accounts turned over to legal were reviewed with the Board members as well as the status of all other delinquent accounts. The Board agreed that any account delinquent \$500.00 or more will be liened.

A request was approved for waiver of late fees.

FOLLOWUP DISCUSSIONS

1. Green Roof – The Board understands that a roof replacement is expensive but does not want to allow the roof to remain that color. Fines in the amount of \$100.00 a week will be assessed beginning July 10, 2009 until the roof is replaced.
2. Shed at 5597 W 115th Loop – The Board unanimously agreed that the shed roof shingles should match the house roof shingles.

NEXT MEETING

The next Board of Directors meeting will be held on Tuesday, August 18, 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 David Alquist, seconded by Bobbie Van Dore to adjourn the Board of Directors meeting. Motion approved by all in attendance; motion carried.

The meeting was adjourned at 9:07 p.m.