

# ARROWHEAD

HOMEOWNERS ASSOCIATION, INC.

c/o HOMEOWNERS CONCERNS LLC

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ARROWHEAD HOA BOARD OF DIRECTORS MEETING

MARCH 17, 2009

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

Management: Homeowners Concerns LLC – Steve Goral & Sheri Bailey

Homeowners/Guests: 1

## CALL TO ORDER

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

## REVIEW MINUTES OF FEBRUARY 17, 2009

A motion was made by Bobbie Van Dore, seconded by Howard Smiley to approve the minutes of the February 17, 2009 Board of Directors meeting. Motion approved by all in attendance; motion carried.

## REVIEW FEBRUARY FINANCIALS

The latest attorney status report was reviewed with the Board members. All Board members are in agreement that they would like to collect the debt and discontinue the business without seizing the homeowners' house.

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

## OLD BUSINESS

1. Fence Repairs – An email was received from a homeowner regarding plans to repair the wooden fence along 112<sup>th</sup> Avenue. A discussion is planned at the annual homeowners meeting regarding fence repairs so that all homeowners have an opportunity to give feedback on different options. According to the records, the warranty for the plastic fence along Eaton expires in May of 2010. Letters were written to two homeowners asking them to move all landscaping away from the fence or fines will be assessed.

### NEW BUSINESS

1. Annual Meeting Options - The meeting notice, call for candidates and proxy will be mailed with the next newsletter. H/C will coordinate the guest speakers. Agenda items will include fencing/options, landscaping, volunteers needed for ARC Committee.
2. Newsletter Items
  - a. Painting & Landscaping Issues
  - b. Reminder to submit ARC request for any exterior changes to property
  - c. Approved roofing colors
3. Design/Review Guidelines - Bobbie Van Dore will head up a meeting to review items with the ARC Chairman and any other interested Board members.
4. HOA Expectations - If emails are sent from Board members, H/C is asked to acknowledge receipt of each email.
5. Correspondence to H/C from Board - Final correspondence will come from Howard and other Board members will be copied.
6. Inspections - Good compliance is being received as a result of violation letters.
7. Rules & Regulations Document - Ready to go. Needs to be recorded with Jefferson County and then mailed to all homeowners. The Design and Review Guidelines will be a separate document.
8. Tax Forms - Signed by Howard. Howard was able to rescind the contract with the CPA.

### OPEN FORUM

1. Remind homeowners to keep cats inside to protect them from dogs and other animals.
2. Ample time has been given to complete wind storm roof repairs. The covenant patrol officer will check for ongoing repairs during his regular patrols.

### NEXT MEETING

The next meeting will be the Annual Homeowners Meeting on Tuesday, April 21, 2009 at 7:00 p.m. at Front Range Community College, 3645 W. 112<sup>th</sup> Avenue, Snowy Peaks Room (just east of the library).

### ADJOURNMENT

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

The meeting was adjourned at 7:50 p.m.