

ARROWHEAD

HOMEOWNERS ASSOCIATION, INC.

c/o HOMEOWNERS CONCERNS LLC

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ARROWHEAD HOA BOARD OF DIRECTORS MEETING

MARCH 16, 2010

Board Members Present: David Alquist, Howard Smiley

Absent: One open Board position

Management: Homeowners Concerns LLC – Steve Goral & Sheri Bailey

Homeowners/Guests: Mitch Tendler, Cathy Smiley

ARC Committee: Theresa Pekron, Ilse Hemmer

CALL TO ORDER

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

OPEN FORUM

Mitch Tendler sent an email regarding suggested modifications to the ARC Form to eliminate confusion, but did not get a response from Howard Smiley. Howard responded that he was waiting for a response from the ARC Committee members and thinks the modifications should wait until the Design Guidelines are rewritten. The ARC committee members have not yet arrived, so the Board will get their opinions after they arrive.

Also, Mitch pointed out that the real estate sign is still attached to the wooden common fence.

REVIEW FEBRUARY MINUTES

David Alquist pointed out that his offer to draft a letter to Peak was not included in the minutes, so the minutes cannot be approved. The management company will amend the minutes and resubmit them by the next meeting.

ARC COMMITTEE

Theresa Pekron and Ilse Hemmer arrived at 6:35 p.m. Mitch Tendler asked for clarification regarding the responses to his email. Theresa responded that she did not want to complicate the form and does not want to change it. Ilse did not answer the email because she was leaving the country the next day. She found some of the suggestions very good, but thinks the disclaimer should be eliminated. The Committee members will further review Mitch's suggestions.

REVIEW FEBRUARY FINANCIALS

Two submitted payment plans were approved by email from David Alquist and Howard Smiley and those terms were officially approved at this meeting. Homeowners Concerns submitted an

offer from Foreclosure Solutions for the Board to review regarding attorney account #5110-38. The Board rejected the offer. A motion was made by David Alquist, seconded by Howard Smiley to approve the February 2010 financial statements as presented. Motion approved by all in attendance; motion carried.

ARC REVIEW

One request for windows was approved. Four other requests previously submitted were approved and signed by the committee.

OLD BUSINESS

1. Fence Discussion – Peak’s latest response was reviewed. Homeowners Concerns was not notified that Peak would be inspecting the fence. David Alquist feels that no response is needed but that Tom Martino and the news channels should be contacted. The Board agreed to release the fence documents to these networks. The packet will be compiled and reviewed by the Board before it is sent to the networks.
2. Doggie Stations – Being cleaned regularly and bags replaced as needed.
3. Violations – A non-tapered fence was discussed but it cannot be seen from the street.

NEW BUSINESS

1. Spring Paint Inventory – Homeowners Concerns will be performing a painting inspection this spring.
2. Annual Meeting Preparation – Documents will be sent to the Board for approval before mailing out to homeowners. (Howard had to leave to catch a plane at 7:15 p.m.) David Alquist asked Mitch Tandler for input. Mitch stated that he did not like the wording of the proxy giving it to the Board President; rather, he thinks proxies should be assigned to “The Board.” Homeowners Concerns will research the governing documents and CIOAA law for clarification and email the Board with their findings.

NEXT MEETING

The next meeting will be the Annual Homeowners Meeting on Tuesday, April 20, 2010 at 7:00 p.m. at Front Range Community College, 3645 W 112th Avenue in the Snowy Peaks Room.

ADJOURNMENT

A motion was made by David Alquist, seconded by Ilse Hemmer to adjourn the Board of Directors meeting. Motion approved by all in attendance; motion carried.

The meeting was adjourned at 7:34 p.m.