

ARROWHEAD

HOMEOWNERS ASSOCIATION, INC.

c/o HOMEOWNERS CONCERNS LLC

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ARROWHEAD HOA BOARD OF DIRECTORS MEETING

MAY 19, 2009

Board Members Present: Howard Smiley, Bobbie Van Dore, David Alquist

Management: Homeowners Concerns LLC - Steve Goral & Sheri Bailey

Homeowners/Guests: None

CALL TO ORDER

The meeting was called to order by Howard Smiley at 6:34 p.m.

OPEN FORUM

No homeowners or guests were present.

ATTORNEY STATUS REPORT

Sheri Bailey reviewed the latest attorney status report with the Board members. The Board members noted that one of the seriously delinquent account owners' home is up for sale.

REVIEW MINUTES OF APRIL 21, 2009

A motion was made by David Alquist, seconded by Howard Smiley to approve the minutes of the April 21, 2009 Board of Directors meeting. Motion approved by all in attendance; motion carried.

REVIEW APRIL FINANCIALS

Water conservation is in force with the replacement of 10-12 sprinkler heads on the corner of the triangle area to correct the problem with dampness in that area. A motion was made by Bobbie Van Dore, seconded by David Alquist to approve the April 2009 financial statements as presented. Motion approved by all in attendance; motion carried.

OLD BUSINESS

1. Fence Discussion - Minor changes were made to the response letter to Peak, and the revised letter will now be sent to them. A motion was made by Bobbie Van Dore, seconded by David Alquist requesting a contract as soon as possible to proceed with the wooden fence repairs along 112th Avenue. Motion approved by all in attendance; motion carried. A bid will be forthcoming from the City of Westminster's contractor to replace the wooden fence in the future with a cinder block fence.

2. Paint Letters – The spreadsheet was completed and all letters have been drafted with a completion date of October 1, 2009. All ARC requests regarding colors must be submitted within 90 days after the date of the letters unless alternative arrangements are made.
3. Roof Discussion – All roof replacements must be submitted to the ARC Committee. No black or green roofs will be allowed.
4. Landscape Items – The battery-operated valves are now working. Water consumption will be watched very closely. The grass at the entry into the park on Gray Street should be left longer but will be watered the same amount of time to keep the grass green but not lush green. Pre-emergent and fertilizer have been applied, and the landscape company is working on the suckers around the trees. They will be reminded to cut all grass to a length of 3–4 inches.

NEW BUSINESS

1. ARC Approvals – The Board mentioned a house on Gray Street with two different fence heights with no tapering in between. H/C will check for an ARC approval for this address. The house with the pipe in the front yard was not resolved to the Board's satisfaction. A house on Fenton Street has a basketball goal on the house and the garage door is cracked from being hit by basketballs.
2. Community Picnic – There is currently no money in the budget for this expenditure.
3. The Board asked that the covenant patrol officer check a house on 115th Loop with patches on the roof.
4. Web Site – A motion was made by David Alquist, seconded by Bobbie Van Dore to close the previous Arrowhead web site but keep the domain name. Motion approved by all in attendance; motion carried.

NEXT MEETING

The next Board of Directors meeting will be held on Tuesday, June 16, 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 7:41 p.m.