

ARROWHEAD

HOMEOWNERS ASSOCIATION, INC.

c/o HOMEOWNERS CONCERNS LLC

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Arrowhead Homeowners Association Board Meeting

October 20, 2009

Howard Smiley called the meeting to order at 6:35PM.

Members in attendance: Rick Rose, Dave Alquist and Howard Smiley.

Members absent: 0

Management: Steve Goral of Homeowners Concerns LLC

Guests: Rod Norman of A&A fence company.

Homeowners: Mr. and Mrs. Begano, and Mr. And Mrs. Beauregard.

Mitch Tendler, Ilse Hemmer

Rod Norman of A & A fence gave a talk on the most recent tongue and groove product to the Board of Directors. The Board inquired regarding issues from a past installation and the details that were provided to the Board at that time of the installation. The Board questioned Mr. Norman and asked him after discussion of several points, if he was willing to work with the association in correcting several items, he replied that he did not. The Board at that time requested he leave the meeting as his attendance was no longer needed. Mr. Norman left at that time.

The Begano's and the Beauregard's appealed to the Board regarding their roofs that were installed without approval by the ARC committee. The Begano's claimed they were unaware of this procedure even though the Board of directors produced a document showing the decline in this matter. The Board will review and submit their findings after review. The Beauregard's produced an approval from a previous management company and a signature from a prior ARC committee member giving approval for their roof. The Board thanked them for stepping forward and providing the information and the document showing their approval. The Begano's and the Beauregard's left at that time.

Rick Rose made a motion to approve the September 2009 minutes as submitted, second by Dave Alquist, motion approved by all in attendance, motion carried.

Dave Alquist made a motion to approve the September 2009 financials as presented, second by Rick Rose, motion approved by all in attendance, motion carried.

ARC: The ARC committee submitted several requests for Board review. Ilse Hemmer brought forward she did not think it was appropriate to take up Board time to review simple requests but rather meet one week in front of the board meeting and only bring those issues forth that were border line or that the committee was uncomfortable approving. The Board of Directors like this suggestion. Mitch Tendler voiced his opposition to this procedure. Steve of Homeowners Concerns advised the Board that Brenda from Homeowners Concerns had taken over the covenant patrols for the community effective October 7, 2009. She will continue to forward reports to the Board of Directors on a Bi- weekly basis. Steve Goral of Homeowners Concerns advised the Board that all the paint letters had been sent out to those homeowners who have not complied with painting their home or trim.

Steve Goral of Homeowners Concerns brought forward the Grounds contract renewal with Urban Farmer. Dave Alquist asked to have the floor to discuss this contract and to update the board on his most recent walkthrough with a representative of Urban Farmer. After discussion Mr. Alquist requested that we attempt to get another estimate from one of Homeowners Concerns vendor list and that he had spoken to a representative from Environmental Designs to obtain an estimate from them as well. Steve Goral of Homeowners Concerns voiced his concern regarding Environmental Designs water management practices, and let the Board know he had dismissed them from other properties for this cause. The Board will await the other estimates.

Discussion was had on e-mail communications between the Board and Homeowners Concerns. Communications in this area have improved and Steve of Homeowners Concerns will continue to work with the Board of Directors on this issue.

BOARD DISCUSSION: The Board of Directors along with the ARC committee, discussed allowing 1 time variances for several homes in the community regarding roofs primarily. Mitch Tendler voiced displeasure in allowing this procedure to even be considered. The Board reiterated that it was time to move forward and work to resolve this issue. Dave Alquist made a motion to approve 1 time variances with a very tight review of every case that may come before the Board of Directors, second by Howard Smiley, motion approved by all in attendance, motion carried. This motion approval comes with the stipulation that all homeowners be notified in writing that any exterior change to the outside of a home in the Arrowhead HOA MUST have approval prior to starting any project. This will be paid for (postage) by a variance fee that will be collected with the variance request that will be submitted. A variance form will be constructed by Homeowners Concerns to mail to the several homes currently in question. This form will have wording that the homeowner is in violation and that when this issue comes up again, they will follow all covenant and ARC submittal procedures. Once a variance has been granted, all fines will be removed at that time.

Dave Alquist made a motion to adjourn, second by Rick Rose, motion approved by all in attendance, motion carried.
Meeting adjourned: 8:55PM