

Arrowhead Homeowners Association, Inc.  
Board of Directors Meeting  
Septemeber 23, 2008  
6:30 PM  
MINUTES

I. Call to Order

- The meeting was called to order at 6:45 PM. Chip Frye late for the third time in three meetings (emergency, traffic issues) Present at meeting: Howard Smiley, Bobbie Van Dore, homeowner Tom Craig and Chip Frye (Hast & Co).

II. Approval of Previous Meeting Notes

- Approved

III. Homeowner Communications

- Split rail fence discussion  
Tom Craig proposed that he take care of the split rail fence along his property line without taking ownership for said fence.  
The BOD approved reasonable reimbursement of material expense for Mr. Craig to purchase and install one post and three rails for the two sections closest to 114<sup>th</sup> at the Ryan Elementary access.

IV. Additions to the Agenda

- One homeowner noted that their dues payment check had not cleared their account. Chip to verify that the check had been received and applied to homeowner account. – no update to this matter on record

V. Landscape Committee Issues

- Fence Quote to be verified with AA fence company – Chip had not made contact with AA fence; will try to contact again. - Item still not updated and BOD has 'given up' on getting the answers from Hast & Co. BOD will approve the newest contract with A&A as soon as Chip finds it.
- Trees along 112<sup>th</sup> evaluation (2 trees) – Chip to contact Urban Farmer and be sure that the work get done – trees have been removed

VI. ARC report and approvals

- Three requests presented by ACC and approved
- ACC must be reminded that the requests need signatures of both the homeowner and a member of the ACC

VII. Management Report

- Financials – questions from last month still not answered and new questions posed for Chip to research

- Collections – discussed

#### VIII. Old Business

- Fence quote to be verified with AA fence company – Chip had not made contact with AA fence; will try to contact again. Began discussion about options if the fence costs were more than expected. – see item above in section V.
- Special Assessment Meeting: fence passed
- New Bids – Chip said four were in process but actually three and he had no responses for the meeting – see section V
- Legal Status of home on 115<sup>th</sup> Loop – no change
- Violation Letter Rewrite – nothing from Hast & Co.; Chip to have to BOD by end of week
- Issue of communication between management company and homeowners. Hast & Company staff is working on a 'welcome letter' to include items such as benefits provided by membership in HOA (trash collection, common areas, etc.) – Hast only planning to send this letter to new homeowners

#### IX. New Business

- Discussed plans for financing the fence down payment to A&A using some capital reserves funds to ensure pricing freeze for materials.
- Discussed updating ACC guidelines to include issues associated with new legislation being passed – Bobbie provided another homeowner association's guidelines to compare; not much work done on this yet

#### X. Setting date and time of next meeting

- October 27 2008 FRCC Library 6:30 PM

#### XI. Approval of invoices and signing of checks

- See item VII Financials

#### XII. Adjourned 8:22 PM