

# ARROWHEAD

## HOMEOWNERS ASSOCIATION, INC.

c/o HOMEOWNERS CONCERNS LLC

2200 E. 104<sup>th</sup> Ave, Suite 111, Thornton, CO 80233

303-450-0910 fax 303-252-7405

e-mail: [homeconcernsmgt@yahoo.com](mailto:homeconcernsmgt@yahoo.com) web: [www.homeownersconcerns.com](http://www.homeownersconcerns.com)

ARROWHEAD HOA BOARD OF DIRECTORS MEETING

SEPTEMBER 15, 2009

Board Members Present: Bobbie Van Dore, David Alquist

Absent: Howard Smiley

Management: Homeowners Concerns LLC – Steve Goral & Sheri Bailey

ARC Committee: Mitch Tandler, Rick Rose, Kevin Chiappone, Ilse Hemmer

Homeowners/Guests: 1

### CALL TO ORDER

The meeting was called to order by Bobbie Van Dore at 6:32 p.m.

### ARC COMMITTEE

The Board asked the ARC Committee members to take a look at the proposed fence material offered by Peak to correct the bowing of the current plastic fence for their opinion. The committee members moved to another room to review all ARC requests that have been submitted.

### REVIEW AUGUST FINANCIALS

The Board members were concerned with the high water bill in August and asked the management company to have the landscape contractor check for any leaks in the irrigation system.

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

### RECEIVABLES/LEGAL REPORT

Sheri Bailey reviewed the latest attorney status report with the Board members as well as the progress with other delinquent accounts. A motion was made by David Alquist, seconded by Bobbie Van Dore to approve the aged receivables and attorney status reports. Motion approved by all in attendance; motion carried.

### OLD BUSINESS

1. Fence – Latest Peak Proposal – Much discussion was had regarding the bowing problem and new problems with the fence in the triangle area. The Board does not want to have three different types of fence in the community and will draft another letter to Peak asking them to replace the Eaton Street and triangle area fences with the tongue & groove reinforced pickets at the same price they quoted to repair just

- the Eaton Street fence after an opinion is received from the ARC committee regarding the fence material proposed by Peak.
2. Covenant Enforcement/Communications – The covenant officer will email a copy of the violation report to all Board members after each inspection except the week of the monthly Board meeting. That report will be part of the Board meeting packet. Several violations were discussed, and the management company will follow up on these issues.

#### **NEW BUSINESS**

1. Communication Efforts – Steve Goral apologized for the letter from the homeowner that only Bobbie Van Dore received. He thought it went to all Board members.
2. ARC Positions – The point of contact will be Theresa Pekron, although all ARC Committee members will have equal authority.
3. Appointment of Additional Board Members – The bylaws were reviewed but are not completely clear on the issue of having more than three members serve on the Board. The management agents brought up the fact that the bylaws are relatively easy to amend and that this could be done by a simple majority of a quorum at the next annual meeting before the Board election is held.
4. A request was made to the management company to contact the City of Westminster regarding the weeds in the open space by Ryan Elementary School.
5. The City of Westminster returned a phone call from the management company regarding the spraying of the weeds in the streets and on the sidewalks and conveyed that the City would not take responsibility for this issue. Homeowners will be asked in the next newsletter to spray the weeds on the sidewalks and streets in front of their property.

#### **REVIEW AUGUST MINUTES**

Under “ARC Submittals,” the last sentence will read: “The management company will contact the ARC Chairman and inform him of the current procedure.” A motion was made by David Alquist, seconded by Bobbie Van Dore to approve the minutes of the August 18, 2009 Board of Directors meeting as amended. Motion approved by all in attendance; motion carried.

#### **BOARD MEMBER RESIGNATION**

Bobbie Van Dore submitted her letter of resignation from the Board of Directors effective at the end of tonight’s meeting.

#### **OPEN FORUM**

No members present wished to speak on any topic at this time.

#### **ADJOURNMENT**

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

The meeting was adjourned at 8:30 p.m.