

Arbors COA Meeting Minutes
Board of Directors Meeting
March 16, 2017

Call to Order – 6:32pm

Approval of Agenda – Motion to approve agenda with addition of letter f - Pool Filter/Heater. Moved by McIntyre, Second by Director Kondris. No dissent. Approved.

Approval of Minutes – February 16, 2017. Moved by Director Dorsett to approve as written. Second by Director Rand. No dissent. Approved.

Directors present – Rand, Kondris, McIntyre, Dorsett (arrived at 6:34pm). Excused – Gordji.

Treasurers Report

1. Balance Sheet
2. Reserve Fund
3. Operational Savings
4. Income Statement
5. Profit & Loss Detail
6. Wells Fargo Operating Checking

Members Forum

1. How long will the homeowners have to put up with the illegal items around the dumpster areas? There are illegal items that the trash company won't haul away. We will look into it – we hope to get these taken care of quickly. Director Kondris will contact someone to come haul the items away as soon as possible.

State of the Arbors – Unfinished Business

1. Committee Reports – no committee members present.
 - a. Reserve study will be discussed in April.
2. Project Priority List Review
 - a. Asphalt – The bid for the Denton Grove asphalt project was discussed. Denton Grove will be restored and re-sealed in late April. This part of the project will be \$22,508.
 - b. Drainage Issues – The estimate for the drainage issues outside building 2127 was discussed. The bid is \$14,434.00. Director Rand inquired if we should get multiple bids for this project. Director Kondris will obtain at least one more bid for this work.
 - c. Fencing – The bid for fencing was discussed. The fence will go from the north end to the south end, with no break. The bid was originally for \$5100, but that included replacing the fence along Flying W and not the space between the north and south

sections. The bid to actually do the entire area between the north and south sides was \$700 more, for a total of \$5800. Director Kondris will obtain at least one more bid for this work. This may be delegated to the Grounds Committee.

- d. Dumpster enclosures – The bid for the dumpster enclosures was discussed. The only item left to review is the gates. The gates that were quoted won't work because they're the pattern is too open. We are waiting for another option, a sample has been ordered, and Director Kondris will share the picture with the board once it's received. The contractor will get with Director Kondris on Monday. The lead time for this project will be about 4 weeks. The gates will cost more than the original \$16,685. An amended motion will be required to account for the extra cost of the gates.
- e. Clubhouse – The bid for removing and replacing 300 feet of baseboard trim in the clubhouse was discussed. The bid was \$1650. This does not include painting the baseboards. Director McIntyre moved that the board accept the bid for \$1650 from Mark's Construction & Landscaping to remove and replace approximately 300 ft of baseboard in the clubhouse. Second by Director Kondris. No dissent. Approved.
- f. Pool Filter/Heater – Director Kondris states the pool filter/heater will be completed in the next week. The tile repairs will be done under contractor warranty.

New Business

- 1. Outstanding Bid Approvals
- 2. Pool Policy Discussion – Pool policy was discussed. Policy will be sent to HOA lawyer for review prior to implementation.

Meeting Adjourned – 8:19pm

Note – due to Board Members being unavailable, there will be no April 2017 Board Meeting.

Respectfully submitted,

Laurie McIntyre

Arbors Board Secretary