

ARROWHEAD ESTATES HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

January 21, 2020

MINUTES

Officers Present: Judy Hillard, Lynn Patrick, Bridget Murphy, Heather Mclaughlin, JoAnn Hughes, Eric Rodriguez & Hilda Hunt

Association Management: D. Frazier representing Vista CAM

1. Call to Order:

- The meeting was called to order at 6:30 pm.

2. Establish Quorum:

- With 7 of 7 Officers present, a quorum of the Board was established.

3. Proof of Notice:

- It was confirmed that the meeting notice was properly posted within the community.

4. Special Guest Speakers: Lake County Sheriffs to Discuss the incident on Wishing Wind Way:

- ❖ **Note: What happened on December 25, 2019 at a property on Wishing Wind Way was unfortunate, however, D. Frazier the community association manager along with the association's attorney have advised the Arrowhead Board of Directors that this is not an HOA issue and the association should not get involved.**
- The Arrowhead Board of Directors invited several Lake County Sheriff's Officers for a Q&A to inform the homeowners that the police are doing everything they can to locate the party responsible. There was a large turnout of concerned homeowners who offered up several suggestions to the Board. The Board has noted all suggestions and thanked everyone for attending.

5. Approval of the Meeting Minutes from the November 19, 2019:

- Eric moved to approve the meeting minutes as presented, Bridget seconded the motion and all were in favor. The motion carried.

6. Financial Report:

- D. Frazier provided a brief summary of the "Draft" December 2019 Financials. JoAnn commented that she had requested a few updates from Vista, however, she had no issues with the yearend report.

7. ARB Committee Report:

- JoAnn provided a brief report noting:
 - ❖ 16509 AHT – Repaint home – Approved
 - ❖ 16509 AHT – Install 8'X12' Wooden Shed w/Shingle Roof – Approved

8. Violation Report:

- An updated violations report was provided to the Board for review.

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9. Old Business:

- **Welcome Packet Information Pamphlet Update:**
 - Judy reported that the pamphlet is not complete yet.
- **Sidewalk Demo & Replacement Finalization:**
 - JoAnn reported that the sidewalk demo and replacement was completed in December and requested Vista make sure the vendor was properly paid.
- **Pool Contract:**
 - The Board was provided with a termination letter to NC pools at the November meeting for review and approval. No decision was made at that meeting and the letter was never sent to NC Pools informing them of the termination. The association has been using Blue Horseshoe Pools for several months now and is very satisfied with their service. The Board requested the manager re-send a copy of the letter to the Board.
- **Top Notch Punch List Update:**
 - D. Frazier requested an updated report from Top Notch Landscaping regarding a few concerns. Frazier reported that no report was received but he had spoken with Rodney before the meeting who stated:
 - ❖ The tree at the entrance that was knocked over has been braced back up and should recover.
 - ❖ The dead jasmine was cut out from the entrance plant beds and several sections will be replaced in the spring.
 - ❖ They are aware of the weed situation in the entrance plant beds and will be sending a crew to hand weed the beds.
- **Pool Cameras Finalization:**
 - Judy reported that Spectrum has finally replaced the modem at the pool and the cameras are now functioning properly.
- **Holiday Decoration Install & Break Down:**
 - Judy wanted to thank everyone who assisted with installing and breaking down the holiday decorations this year.
 - The Board would like to look into the cost of hiring a company to do this for 2020.

10. New Business:

- **Any Other New Business:**
 - No other new business was discussed.
- **Next Meeting Date: February 18, 2019**

11. Newsletter:

- Judy reported that April 24th is the cutoff date for the next HOA newsletter.

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12. Events:

- **Any Upcoming Events:**
 - **No upcoming events were reported.**

13. Open Session:

- **The Beautiful Homes Committee has requested assistance with nominations & voting for this year.**

14. Adjournment:

- **With no further association business to discuss, Eric moved to adjourn the meeting at 8:07 pm, Bridget seconded the motion and all were in favor. The motion carried.**

DRAFT