

ARROWHEAD ESTATES HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Tuesday, July 16, 2019

MINUTES

Directors Present: Judy Hillard, JoAnn Hughes, Dave Springer, Lynn Patrick & Bridget Murphy

Directors Absent: Gemma Waldon & Eric Rodrigues

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 5 of 7 members present, a quorum of the Board was established.

3. Proof of Notice:

- The meeting notice was posted within the community.

4. Approval of the Meeting Minutes from the June 18, 2019:

- JoAnn moved to approve the meeting minutes as presented, Lynn seconded the motion and all were in favor. Motion carried.

5. Financial Report:

- The Board of Directors reviewed and accepted the association's financial report as presented.

6. Inspection Report:

- Frazier provided a brief inspection report noting 3rd and final violations on Ten (10) accounts. The Board requested to see copies of the letters being sent and they would like all 3rd and final violation letters sent certified.

7. ARB Committee Report:

- Dave provided a brief ARB Committee report for July 2019 noting:
 - ❖ 16303 AHT – Extend pavers on back patio & replace hot tub spa – Approved.
 - ❖ 16319 AHT – Install solar panels on roof – Approved.

8. Old Business:

- **Landscaping Bid Specs Discussion:**

- JoAnn moved to approve the revised Landscaping RFP as presented and to use this new RFP to begin the process of finding a new landscape vendor, Dave seconded the motion and all were in favor. Motion carried.

- **Pool Cameras update:**

- Frazier informed the Board of his conversation with Alarm Protection Services regarding the pool cameras. The Board requested we hold off on having the cameras looked at until further notice.

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- **Delivered Welcome Packets:**
 - **Judy reported the Board still not aware if the new welcome packets have been delivered to the new owners.**
- **Budget Seminar follow up:**
 - **JoAnn provided a brief report noting that the seminar provided some good information for the 2019 budget.**
- **Pool Party Request Form follow up:**
 - **Frazier reported that the new Pool Party Request form has been updated and the Board has approved. The Board requested that any owner requesting a pool party must be cleared of any outstanding violations or delinquent balances before an approval can be given and all requests must be provided to the Board.**
- **Pool Leak update:**
 - **Frazier reported that the Board canceled Spies Pools leak detection test due to the water levels returning to normal.**
- **Handicapped Parking Spot Restriping follow up:**
 - **Dave reported that the Handicapped parking space at the pool parking lot will be restriped on Friday, July 19th.**
- **Community Status Sheet follow up:**
 - **Frazier informed the Board that Vista is currently changing management software and a new Community Fact Sheet will be provided once fully updated.**

9. New Business:

- **Oak Tree next to the pool:**
 - **JoAnn reported that the oak tree next to the pool sidewalk is causing a major trip hazard and requested that Vista contact Enviro Tree for a proposal to remove the root and get the sidewalk replaced.**
- **Insurance Renewal:**
 - **JoAnn moved to approve the insurance renewal for 2019 with Bankers Insurance Group & South Star Insurance and to pay the entire premium of \$3,165.00, Bridget seconded the motion and all were in favor. Motion carried.**
- **Next Meeting Date:** The next meeting is scheduled for **August 20, 2019**

10. Newsletter:

- **Judy reported that the anything going into the August newsletter needs to be in no later than August 1st.**

11. Events:

- **No new events are scheduled until October.**

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12. Open Session:

- **No further questions or comments at this time.**

13. Adjournment:

- **With no further association business to discuss, Bridget moved to adjourn the Board of Directors meeting at 7:46 pm, Dave seconded the motion and all were in favor. Motion carried, meeting closed.**

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