

**Arrowhead Filing #1 Homeowners Association**  
**Board of Directors Meeting**  
**April 11, 2019**

**CALL TO ORDER**

The meeting was called to order at 5:00 pm. Board members in attendance were Dominic Ruscio, Eric Brunson, and Cas Heilman. Mark Barkmeier and Mitch Tendler were unable to attend. Kelly Miller was in attendance from Vista Management Associates, Inc.

**APPROVAL OF MINUTES**

The January 8, 2019 minutes were presented. Eric Brunson motioned to approve the Board meeting minutes. Dominic Ruscio seconded the motion and the motion passed unanimously.

**OPEN FORUM & HEARINGS**

There were no homeowners present and nothing was discussed.

**FINANCIALS**

Monthly Financials – The financials ending March 2019 were presented and reviewed. Kelly Miller gave a brief summary of the financials, the Association is in good financial shape. All questions asked were answered.

Delinquency Update – Kelly Miller reported that there was one delinquent account and Vista Management will follow the collection policy to collect.

**REPORTS**

ARC Review – The Architectural Improvement log was presented to the Board. All submission have been sent to the committee for review. There were no questions.

Inspection Report – Kelly Miller presented a copy of the inspection report. There were no questions.

**OLD BUSINESS**

Trash Discontinuation List - This list has been updated.

**INTERIM BUSINESS**

Roofing Policy- Kelly Miller presented a copy of the roofing policy that was drafted by legal counsel. After reviewing the new policy in detail Dominic Ruscio motioned to adopt the policy. Eric Brunson seconded the motion and the motion passed unanimously.

Insurance Proposals- Kelly Miller presented two proposals in addition to the current insurance renewal. After reviewing the proposals and some discussion Dominic Ruscio motioned to stay with the current insurance provider as they were lower in cost and had better coverage. Eric Brunson seconded the motion and the motion passed unanimously.

Grounds Proposals- Kelly Miller solicited bids for grounds and emailed to the Board for review. The Board unanimously agreed to stay with Metco, the current grounds contractor due to pricing.

Fence Repair- A portion of the perimeter fence was damaged by a homeowner tree. Kelly Miller had the damage repaired by Split Rail and will be billed back to the homeowner.

#### **NEW BUSINESS**

Legal Representation- Kelly Miller informed the Board that new legal counsel was recommended as the current counsel has not been responsive. Two proposals were presented to the Board. The Board will review and be prepared to discuss at the next scheduled meeting.

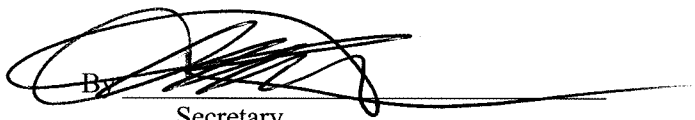
Reserve Study- Kelly Miller presented three proposals to conduct an updated reserve study. After some discussion Dominic Ruscio motioned to approve the proposal from Advanced Reserve Solutions (ARS). Eric Brunson seconded the motion and the motion passed unanimously.

#### **NEXT MEETING**

The next meeting scheduled will be the Annual Meeting on July 9, 2019 at 5 p.m.

#### **ADJOURNMENT**

With there being no further business to discuss, the meeting was adjourned at 5:31 p.m.

By   
Secretary