

**Arrowhead Filing #1 Homeowners Association
Board of Directors Meeting
September 19, 2017**

CALL TO ORDER

The meeting was called to order at 5:06 pm. Board members in attendance were David Alquist, Dominic Ruscio, Mark Barkmeier and Eric Brunson. Baille Barbour was unable to attend. Kelly Miller was in attendance for Vista Management Associates, Inc.

APPROVAL OF MINUTES

The July 18, 2017 minutes were presented. David Alquist motioned to approve the Board meeting minutes Dom Ruscio seconded the motion and the motion passed unanimously.

OPEN FORUM & HEARINGS

Two homeowners were present, the topic of discussion was roof color choices.

FINANCIAL REPORTS

Monthly Financials – The financials ending August 2017 were reviewed. David Alquist motioned to approve the financials, Eric Brunson seconded and the motion carried. All questions asked were answered.

Delinquency Update – The delinquent accounts were discussed and all questions were answered. Kelly Miller has stopped trash pickup for those accounts that are delinquent.

REPORTS

Architectural Review Report – The updated Architectural Review report was presented. There were no questions.

Inspection Report – The inspection report was reviewed in detail. All questions asked were answered.

OLD BUSINESS

Trash Discontinuation List - This list has been updated.

Stump Grinding - This item has been completed.

Tree Replacement – All trees have been replaced by Metco.

Turf Replacement Proposal – The turf has been replaced.

Snow Removal Contract – This contract has been approved and signed.

Tree Trimming- The tree trimming to raise the canopies and trim out dead wood has been completed by Metco.

Roof Color Survey- Kelly Miller reported that she received emails from 12 homes with their response to the roof color survey. The Board felt this was not a true depiction of the community and would like to discuss at the Annual Meeting and allow the homeowners in attendance to vote then, and make a decision at that time.

INTERIM BUSINESS CONDUCTED VIA E-MAIL

Collection Policy Update- Kelly Miller advised the Board that the collection policy needed to be updated to reflect the trash discontinuation if a balance is past due. This was approved via email. The policy was drafted by Business Management Law Group and adopted at this meeting.

NEW BUSINESS

New Metco Representative - Tom Baldasare was present as our Metco Representative. The Board expressed that they are happy with Metco services and feel that they are doing a good job on the property.

Grounds Contract – Kelly Miller and presented the grounds contract renewal from Metco. This contract includes an increase. Tom Baldasare explained that there has not been an increase since 2012. Kelly Miller has been instructed by the Board to obtain bids to compare.

Dead Tree- It was noted that there is another dead tree at 112th and Eaton. Tom Baldasare was notified of this at this meeting, and will remove the dead tree and provide a proposal to replace the tree in the spring when watering can adequately be provided.

NEXT MEETING

The next meeting held will be the Annual Meeting and Budget Ratification scheduled for November 8, 2017 at 6:00 p.m.

ADJOURNMENT

With there being no further business to discuss, the meeting was adjourned at 5:55 p.m.

By: 
Secretary