

**ARBOR WOODS HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
MINUTES - JANUARY 9, 2015  
6:00 PM UNIT 303**

**PRESENT:**

**302 - PAUL GOODE - PRESIDENT  
305 - ANDY WOLFF - TREASURER  
204 - KERMIT MAHAN - SECRETARY**

**101 - RICHARD NICHOLSON  
103 - ANYA TURCHIN  
104 - KENNY BARTLETT  
105 - AMIEE HANDFINGER  
203 - ROBERT CAMPBELL  
301 - TRUDY SUTHERLAND**

**STEVE KENDE & JENNA BARRIENTZ - PROPERTY MANAGERS**

**CALL TO ORDER:**

President Goode called the meeting to order given a quorum was present.

Steve Kende introduced Jenna Barrientz as his replacement as Property Manager. Steve will continue to oversee management duties performed by Ms. Barrientz.

**HOMEOWNER COMMENTS - CONCERNS:**

**Courtyard Floor Restoration** - Condition of the “pebble overlay” on the floor of the courtyard has deteriorated causing the Association to consider replacement options. Secretary Mahan has volunteered to research the issue with local concrete restoration contractors. Due to the gravity of the issue Association members requested the Board to establish a committee of Association members to be involved in the selection process. The Board will provide options provided by restoration contractors with budget. Mahan will seek volunteers to serve on the committee.

**Security Fence Improvement** - Member Turchin expressed concern of security fencing serving her unit in particular and the overall project. Member Bartlett cited that the next door property have their dumpsters next to the fence boarding his unit providing easy access to Association property. Although uncommon intruders have passed through his patio. Security is an ongoing issue as witnessed by the installation of a new garage door operator now requiring the “remote control operator” to be used for exiting the garage.

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**Front Door Paint** - Some Members requested the front door be repainted showing signs of wear. The Board will have the request honored.

**Front Door Entry Code** - Richard Nicholson has been troubled by late night, early morning calls initiated from the front door entry code panel. He requested the Board to investigate corrective action to defeat suspicious use of the coded entry system. President Goode with much background knowledge of such systems will look into the matter.

**New Lights Building South Side** - Member Bartlett said the south side of the building where his unit is located has two lights needing replacement. The Board will look into the light replacement request serving the south side common area.

**Bulletin Board** - Several Members requested the Board have installed a bulletin serving as a central point for messaging. The Board will install a bulletin board.

**Cars and Trash Pick-up** - Recently a conflict between cars parked in the trash access driveway and trash pick-up has created unnecessary inconvenience and cost to the Association. The Board requests No Parking on trash pick-up days which are Tuesdays and Thursdays. In the past the driveway has been used for "quick convenient" use by Members. Some have used the space for all day parking which is prohibited by past adopted rules. Reasonable use of the space is understandable but abusive use is unacceptable. The Board has the authority to have cars towed without notice. Given this authority the Board will enforce the towing, especially with cars known not to be connected with our facility.

**2014 JANUARY MEETING MINUTES:** Moved by Handfinger seconded by Bartlett to approve the minutes of January 2014. All present voted in favor thereof.

**FINANCIAL REPORT AS OF DECEMBER 2014:** Treasurer Wolff reviewed the financial statement as of December 2014. Actual Revenues collected were very close to what was budgeted. Expenditures exceeded from what was budgeted due to capital improvements: 1) replacement/modernization of lighting in common areas/garage due worn-out fixtures (25 years old); 2) plumbing reconfiguration enabling only one stack of units to be shut-off during a repair as opposed to the entire building. Because the building is 25 years old, up-grading and replacement is a normal process with more to be expected.

Moved by Wolff seconded by Goode to accept the December 2014 Financial Report. All present voted in favor thereof.

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**2015 PROPOSED BUDGET:** The proposed 2015 Budget is patterned very closely to the 2014 Budget. One Capital Improvement that will impact the 2015 Budget is installation of new courtyard floor surfacing.

Moved by Goode seconded by Campbell to approve the Proposed 2015 Budget. All present voted in favor of the motion.

**ANNUAL ELECTION FOR PRESIDENT:** Current President Goode expressed interest to continue as President. He encouraged others to consider running. Ballots will be available at the next scheduled meeting.

**THERE BEING NO OTHER BUSINESS MOVED BY NICHOLSON SECONDED BY BARTLETT TO ADJOURN - MEETING ADJOURNED AT 7:00 PM.**