

ARROYO ROJO HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

June 18th, 2009

The meeting was called to order at 7:02PM by President Dick Reader.

Present: Dick Reader, Marli Smythe, Nicole Schaeffer, Michael Porter, Bill Haas, and William Ballesteros representing Cuellar Realty Services.

Guests: Robin Castellanos, Iris Pickett, Scott Millspaugh, Joe McShane, and Mark Martin

Business Session

PRESIDENT'S REPORT

Paint palette – We are close to approving the new paint palette; however the final samples are not available tonight. We should have these approved at the next meeting.

Playground – Michael sealed the turf, and is still having a challenge getting the parts. Marli brought up that Tot-Lots has not sent any inspection reports lately and we pay them a monthly fee. Michael will contact Tot-Lots to find out where these reports are and when they should be made available to us.

Dick mentioned that the washes are still filled with silt, what is over by the bridge within the community is our responsibility according the city. Michael will talk to Marco, our landscaper about having them dug out.

The irrigation box at the park has been broken into again. Michael will talk Marco about having it replaced again, and discuss some sort of gating to put around it to prevent the lock from being broken.

SECRETARY'S REPORT

Resolved: The minutes for the May 21st, 2009 meeting were approved as submitted

TREASURER'S REPORT

Collections are down again this month. There are several trusty sales coming up in the next month. The \$750 overpayment discrepancy to Cuellar from last month has been corrected.

Resolved: Motion to approve the financial report as submitted.

MANAGEMENT REPORT/ACTION ITEMS

Old Business

There has been an agreement reached with regards to the lighting at the Spectrum property. The details of this agreement are attached as Appendix 'A'.

As requested by several residents, a bid for lighting at Potter Park was requested through APS. Because there is currently no electricity running through the park, it would require that trenches are dug to run

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power lines. It is estimated that lighting in the park could cost the HOA approximately \$20,000. Due to this high cost, The Board will not be perusing lighting for Potter Park.

As discussed on several occasions, The Board's stance about the portable basketball hoops is that the community should be allowed to have them as long as they are not impeding the side walk or lying across resident's front yards.

NEW BUSINESS

ARCHITECTURAL COMMITTEE

Resolved: Two requests for satellite dishes have been approved by The Board.

Michael made a motion to default the architectural requests for approval of Satellite dishes to the management company. Motion carried. The management company will advise that residents place satellite dishes on the rear of their homes whenever possible.

Open Session

Robin – Discussed her concern about the violations for her basketball hoop and for the garbage cans left in front her house by her neighbors. It was suggested that she simply move the can so that it will no longer be considered on her property. This would allow the management company to identify who the true owner is, and send violations to the correct homeowner. It was also advised that perhaps she mention to her neighbors that she has been receiving violation notices due to their cans being left out. This is in hopes that they will voluntarily be more proactive about bringing their cans in after trash pick up.

There being no further business to come before the Board, the meeting was adjourned at 7:59PM.

Respectfully submitted,

Nicole Schaeffer

Secretary of the Association

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On June 10th, at 8:30pm, The Board of Directors met with a representative from the Spectrum Ridge development to discuss the issues the lights on the property were causing our residents. A quorum was established the follow arrangement was agreed upon as a resolution.

Present: Dick Reader, Michael Porter, and John Bradford representing Arroyo Rojo HOA, Terrance Cuellar, and William Ballesteros representing Cuellar Realty Services, Daniel T. Linscott, owner representing Spectrum Ridge, and representatives from The City of Phoenix.

Discussion between owner's representative, Daniel T. Linscott at Spectrum Ridge, LLC and the HOA representatives from the south side of project, agreed to install approximately 540 feet of (30" on center planting) a Sour Orange hedge on the south side of building #3 to screen parking lot headlights shining into adjacent properties.

Signed and dated on June 10th, 2009 by the following:

HOA representatives:

John Bradford

Michael Porter

Richard Reader

Spectrum Ridge representative:

Daniel T. Linscott