

ARROYO ROJO HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

July 16, 2009

The meeting was called to order at 7:00PM by President Dick Reader.

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

Guests: Mark Martin, Allison Youngreen, Manisha Gupla, Alok Agrawal

Business Session

PRESIDENT'S REPORT

Newsletter was created and distributed this month.

The Arroyo Rojo paint palette has been approved.

Playground – Tot lots has been coming out regularly and sending inspection reports to Cuellar. Tony from Tot-Lots goes through regularly to maintain the park. He will work up a list of repairs needed to bring the park up to code.

Michael has a quote for the case and locks around the sprinklers. He also proposed to pick up the locks for the trash cans at the same time.

The Board has accepted Sean's resignation as is written in our bylaws.

Marli contacted the landscaper and the palm trees will be trimmed in August.

The annual meeting is in August during our regularly scheduled monthly meeting. The first mailing has already gone out. Approximately 36 votes are needed to establish a quorum.

**** At 7:15 there was a break from the business session so that The Board could teleconference with legal council. The meeting was reconvened at 7:32 ****

SECRETARY'S REPORT

Resolved: The minutes for the June 18, 2009 meeting were approved as submitted

TREASURER'S REPORT

Resolved: The accounts are up this month, fines and collections, late fees are up, legal collections fees were up. Our total administrative fees were up by \$4000 this month, mainly due to legal fees. On June 25th a money market account was opened.

A motion was carried to approve the treasury report.

Arroyo Rojo

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Old Business

ARCHITECTURAL COMMITTEE

Resolved: The new color palette is in addition to the old palette, but going forward all homeowners wishing to change the color of their homes, should adhere to the new palette.

A motion was carried to approve the new color palette.

MANAGEMENT REPORT/ACTION ITEMS

NEW BUSINESS

There is potentially new legislation that removes the verbage "professionaly made" when dictating laws on "For Sale" signs.

Bill will be testing a new system where when driving through the neighborhood he will be able to take a picture of violations and then print a letter that can be posted on the residents door, rather then waiting for letters to be generated and mailed out.

The Board is concerned about the vandalisim in the park and in the neighborohood.

Dick asked that Bill contact Steve, and to propose a spending limit with regards to how much he can spend without The Board's approval.

Open Session

Allison would like to know if it were possible to change the meetings to Monday nights. She would also like to know what the protocol was if a neighbors tree was hitting her house. She is also concerned about the dog poop.

Manisha and Alok asked about the palm trees along 7th street. We informed them that they were scheduled to be trimmed in August. They also asked about in home tutoring and day care services. They were informed that as per the CC&Rs, no businesses could be run from their home.

Mark – asked that we trim the tree near Trillium, some kids are hanging out back there.

There being no further business to come before the Board, the meeting was adjourned at 8:35PM.

Respectfully submitted,

Nicole Schaeffer

Secretary of the Association

