

Arbor Village HOA Board Meeting
Windermere Conference Room
13106 240th St. #200, Kent WA
Thursday, April 14, 2016, 6:00 PM

Minutes

Board Member Present: Debbie Sampson, President/Treasurer; Jill Miller, Secretary;
Steven Ishikawa Member at Large
Board Members Not Present: Frank McDunnah, Member at Large
Also Present: Lynn Sutherland, Manager, WPM South
Homeowners Present: four

Homeowner Forum

A homeowner forum was held
Homeowners present departed after forum was concluded

Call to Order:

The meeting was called to order by the President at 7:49 pm, quorum established

Approval of Minutes:

Minutes of the February 18, 2016 Board meeting were not approved

Financials:

March 2016 financials – no report given
The Board approved removal of one violation fine due to homeowner compliance

Unfinished Business:

The Board reviewed and approved the final draft of draft Rules Fine Schedule changes for distribution.

The Manager will draft a cover letter for Board review to be sent with the Fines Schedule

Regarding the fence paint color on Lot 3-25, it was decided to have the homeowner repaint using the approved community standard color to maintain neighborhood continuity.

Board discussions concerning maintenance/removal of HOA Brick Pillars is tabled to the next board meeting

New Business:

The board unanimously agreed to renew the CAU Insurance policy as is

It was agreed that the barking dog rule 5.4 be edited to remove the following verbiage:
“duration of one hour”.

New Business: cont'd

Lynn will draft a cover letter concerning overall fence maintenance to be included with the Spring Newsletter, which will be sent out for board approval prior to distribution on May 2, 2016. The fence maintenance compliance deadline will be July 31, 2016. Also included will be the revised Rules Fine Schedule and 5.4 update.

Next Meeting:

TBD

Adjournment:

Meeting was adjourned at 8:30 pm

Minutes submitted by Jill Miller, Secretary