

Arbors HOA Board Meeting minutes January 21,2022 12:00

- 1 Garage Door has been replaced, it is working but still needs a few additional adjustments.
- 2 Pool was X-rayed for fissure's and possible fractures in concrete as it has been leading underground. This will need our attention before opening for the upcoming season.
We discussed an additional device that will need to be installed to control chlorine distribution in case the pump stops. This needs to be done by the end of 2022.
- 3 We will be setting up cameras throughout our property but this requires a new internet provider.
Rich will look into using Google Fiber as Century Link is no longer being used.
This is also needed to keep Garage Door open during heavy usage in mornings and evenings.
- 4 Rich will look into sorting out storage areas to see which ones are current or vacant.
This requires a locksmith and he will let us know the cost and when this will take place.
- 5 Discussion of Unit 414 who is above 214 will need to work out who will pay water damage between them. As a board we have done every inspection we can and it has been determined to be something internal between the two units.
- 6 Discussion of delinquent past HOA fees were discussed. In the last two days before our meeting we had four payments that brought us much closer to full collection.
- 7 It was determined that we need to communicate with owners that our percentage of renters exceeds what is allowed in our original CCR documents. This needs further study and looking into as how we can prevent any further owners renting their units in the future.
- 8 We need to plan for our annual meeting. Our last meeting was over Zoom in March 2021.
We may want to look into having our upcoming meeting on Zoom as well as in person for better attendance.
- 9 A letter needs to be drafted to owners regarding our units being top heavy with renters.