



ARABIAN ACRES PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes

****DRAFT****

June 11, 2016

Florissant Library

The meeting was called to order at 10:32am.

ATTENDEES: Rosy Jensen, David Haunschild, Megan Grinnell, Derrick Grinnell, Bland Smith, Marilyn Callan, Nell Carnein, Greg Morales, David Dalzell, Amber Dalzell, Shawn Smythe

I. Board Member Roll Call

The following board members were present:

Gregory Morales, President
David Dalzell, Vice President
Nell Carnein, Treasurer
Shawn Smythe, Secretary
Amber Dalzell
Betty Williams
Derrick Grinnell*

II. Approval of Previous Minutes

- A. Minutes from the previous meeting were not read and need to be approved at the next meeting.

III. Treasurer's Report

- A. The treasurer reported that she will have a year-end report for 2015 in July.
- B. The current balance of the AAPOA checking account is \$11,984.84.
- C. Approximately eight deposits have been made to deposit income from annual dues.
- D. There are approximately forty residents who have not yet paid their annual dues.
- E. Concerns were expressed about riding unlicensed vehicles on county roads within the neighborhood, which create a safety hazard and potential nuisance violation. The treasurer read a letter she drafted the property owner on behalf of the POA board voicing these concerns.

IV. Bank Signees

- A. Members approved the removal of Cliff Sowa and Rick Zuniga as signees at the bank, and to add Greg Morales and Shawn Smythe as signees. Nell Carnein will remain as a signee.

V. Board Officers

- A. Officers were elected as follows:

Gregory Morales, President
David Dalzell, Vice President
Nell Carnein, Treasurer
Shawn Smythe, Secretary

VI. Open Director Position & Board Member Discussion

- A. Three people have expressed interest in filling the last remaining board position. Two of the three interested parties were in attendance. *Derrick Grinnell was elected to fill the position, and immediately stepped into the role, voting and participating in the remainder of the meeting.
- B. Currently a married couple serves on the AAPOA board, and it was discussed whether anyone sees this as problematic. The consensus was that it is not problematic.

VII. Neighborhood Signs

A board member requested that we vote to display new signs within the neighborhood. The signs would include topics such as: neighborhood watch, video surveillance in use, fire safety reminders, etc. A budget of \$100 was approved for the purchase of such signs. The budget will also cover the purchase of reflectors at the entrance to the neighborhood as well as poster board for use on Dumpster Days.

VIII. Dumpster Days

- A. Dumpsters will be in the neighborhood, located on La Abu Trail, on July 15, 16, 17.
- B. One dumpster will be designated for slash only. *Please note:* No large stumps or roots will be allowed.

The other two dumpsters will be designated for trash. *Please note:* No toxic or hazardous waste, no tires, no food waste.

- C. A budget of \$1,500.00 was approved for the expense of renting the dumpsters.
- D. Volunteers are needed to help with overseeing dumpster use, and with helping those who are unable to get their trash to the dumpster site.

IX. Annual Picnic

- A. The annual picnic will be on July 16, the same weekend as Dumpster Days. The picnic will be at the pond. The next board meeting will be held just prior to the picnic. Anyone wanting to attend the meeting should arrive by 10:30am. The picnic will begin at noon.

- B. Residents are encouraged to bring a potluck dish to share. The Property Owners Association will provide hamburgers, hot dogs, drinks, cups, and plates. Residents are also encouraged to bring their own chairs, and fishing poles/equipment if they would like to fish.
- C. Due to circumstances at previous picnics, we ask that residents leave their pets at home.
- D. It was noted that a budget of \$200.00 for the picnic was approved at the previous meeting.

X. Website Redesign

- A. The AAPOA website is outdated, and the software used to create it is now obsolete. It was suggested that a committee be formed to address these needs and work to create a new website.
- B. Members noted some items they would like to see on the new website, including: an email registry, a complaint form, and information about the board members.

XI. Facebook Group & Neighborhood Directory

- A. A new facebook group for Arabian Acres property owners and residents will be created this week. The objective is to reach as many residents as possible with the goal of increased participation in board meetings, better adherence to covenants, and to improve overall communication amongst Arabian Acres residents.
- B. In another effort to open lines of communication and help residents get to know their neighbors, it was suggested that we create a neighborhood directory. The secretary will begin to create a directory for future distribution.

XII. FAQ List for Residents & Landlords

The president asked for input and ideas for a list of FAQs for new residents and landlords. This list would be provided in addition to current covenants. Topics regarding fire safety, gun safety, responsible pet ownership, and a neighborhood watch program were suggested.

XIII. Common Property

A parcel of property within Arabian Acres is owned by the water district. The AAPOA board would like to request access to the land and erect a small shed for storage of community items such as a grill and a wood chipper. Greg Morales will speak with the water district about the possibility of doing this.

XIV. Fire Mitigation

- A. The board has a list of people who are willing to cut/remove trees. Some will do the work in exchange for keeping the wood, and others will charge a fee.
- B. The importance of fire safety was noted, and it was suggested that all residents need to be informed of fire safety issues such as use of an adequate fire ring, defensible space, safest location to burn, not burning green wood, etc.

XV. Public Comments

- A. A resident informed members of a local handyman who has swindled two Arabian Acres residents.
- B. Residents expressed concern regarding poor fire mitigation and flammable items on some properties within Arabian Acres.
- C. One resident thanked the new board members for their willingness to serve.

XVI. Next Meeting

The next meeting will be held on July 16, 2016 at 10:30am at the pond just prior to the annual picnic.

The meeting adjourned at 12:43pm.