



**ARABIAN ACRES  
PROPERTY OWNERS ASSOCIATION**

**Board Meeting  
January 6, 2018 - 10:30am  
Florissant Library**

**MEETING MINUTES**

The meeting was called to order at 10:38am.

**I. Board Member Roll Call**

The following board members were present:

Gregory Morales, President  
Nell Carnein, Treasurer  
Shawn Smythe, Secretary

The following board members were *not* present:

Derrick Grinnell  
Amber Dalzell  
David Dalzell

**II. Approval of Minutes**

Minutes from the September 16, 2017 meeting were approved.

**III. Treasurer's Report**

**SEPTEMBER 11<sup>TH</sup> THROUGH JANUARY 4<sup>TH</sup>**

Sept. 11—30<sup>th</sup>

Income

\$238.00 dues and late fees

Expenses

\$25.00 stop payment fee

\$655.00 reissue check to AAMD

\$6.65 first class mailer

\$6.48 office supplies

|               |                 |                             |
|---------------|-----------------|-----------------------------|
|               | \$134.27        | supplies for shed           |
|               | \$800.00        | shed purchase               |
|               | \$14.20         | refreshments for Sept. mtg. |
|               | \$450.00        | moving shed                 |
|               | \$44.43         | cinder blocks               |
| <b>TOTAL:</b> | <b>\$238.00</b> | <b>\$2,136.03</b>           |

**October 1—31**

|                             |                            |
|-----------------------------|----------------------------|
| Income                      | Expenses                   |
| \$ .83 interest             | \$49.00 stamps             |
| \$276.00 dues and late fees | \$200.00 ramp construction |
| \$76.00 dues and late fees  | \$ 39.00 liens recorded    |
| <b>TOTAL: \$352.83</b>      | <b>\$288.00</b>            |

**Nov. 1—30**

|                             |                                    |
|-----------------------------|------------------------------------|
| Income                      | Expenses                           |
| \$97.00 dues and late fees  | \$35.88 WordPress                  |
| \$ .76 interest             | \$49.68 Welcome Committee supplies |
| \$100.00 dues and late fees | \$60.00 cash for lien removals     |
|                             | \$68.91 supplies                   |
|                             | \$136.56 upkeep                    |
| <b>TOTAL: \$197.76</b>      | <b>\$351.03</b>                    |

**Dec. 1—31**

|                                    |             |
|------------------------------------|-------------|
| Income                             | Expenses    |
| \$70.00 dues plus change from cash | none        |
| \$ .74 interest                    |             |
| <b>TOTAL: \$70.74</b>              | <b>none</b> |

January 4<sup>th</sup>: no income or expenses for this month

**TOTALS for 9/17—1/4: \$859.33                      \$2,775.06**

*Working balance of \$8,982.80*

*CD balances: \$2,091.35 and \$1,095.33*

Submitted on January 4, 2018 by Treasurer, Mary Ellen Carnein

#### **A. Audit**

The treasurer noted that John Rakowski typically does our audits, and will complete one in April or May of this year.

#### **B. Library Fees**

The treasurer informed the Board that the Florissant Library has increased its rental fees from \$10 per day to \$10 per hour. In light of this, the POA will attempt to keep meetings as brief as possible.

#### **IV. WAVE Billing Software**

The POA hopes to get WAVE set up prior to billing for POA dues this year.

#### **V. CUSP**

The POA has not received an invoice for the wood chipping done by CUSP last fall. The Fire Protection Committee will follow up with CUSP regarding this.

#### **VI. Welcome Committee**

This issue was tabled until the next meeting.

#### **VII. Architectural Committee**

The Architectural Committee visited a number of properties in September 2017 and revisited them again in January 2018 to see if the property owners had cleaned up or improved their properties. They received one response from a resident who had cleaned up his property. Another resident has partially cleaned up, and four residents did not respond. The four properties that are still a concern will be reported to Code Enforcement.

#### **VIII. Public Comment**

Elric Winterer, president of the AA Metro Water District announced that he would be stepping down from his position on the water board. He informed the POA board that there will be an opening on the water board in April 2018.

#### **IX. The next POA meeting is tentatively scheduled for March 3, 2018.**

The meeting was adjourned at 12:01pm.