

COLONIA VERDE BOARD MINUTES
April 19, 2006

Attending:

Board members: Joey Curtis, Nancy West, John Carlson, Jerry Eccles, Gloria Williams, Dee Ruelas, Brenda Beckman, Agnes Hannley, Bob Ferguson.

Residents: Bob Dahslgaard, Bobbie Dexter, Robert Miller, Bill Neathammer, Gina Logan, Jane Ashcraft

Minutes – March meeting minutes were approved as submitted. Motion Curtis, second Ruelas.

Treasurer's report (Dee Ruelas). – Presented year-to-date financial statements, including a comparison of Profit & Loss Budget vs. Actual. Income is a bit low because of the delinquencies mentioned last month. Office expenses reflect the cost of printing the new Directory. Property and liability insurance are now paid in full for the year. Most items falling in or near budget amounts, or will be by the end of the year. Dee acknowledged that there are still potentially large upcoming expenses in the pool, landscaping, and storm damage budget lines and we will just have to wait to see how some of these costs develop.

The CD at 1st Nat'l Bank of Arizona matures today. The last time it matured we rolled it over for six months. Dee recommended we roll it over again for six months at the current rate of 4.25%. She checked with the bank a few months ago and there is no penalty if we need to pull the funds out before maturity. Our only penalty is the loss of any future interest that would have accrued. Motion to allow CD to rollover for another six months, Beckman, seconded by Hannley; motion passed.

Motion to approve the Treasurer's report by Williams, seconded by Carlson; motion passed.

Manager (J. Jaster) – JJ briefly discussed his program, which will emphasize work at the pools in the upcoming month. He showed a map highlighting the paved areas to be seal-coated this year. He requested direction from the board on whether to proceed on weekdays or weekends to get the work done. If we allow weekend work, the contractor can fit us into his schedule sooner. The board agreed with the opinion of John Carlson that the work should be done as soon as possible. It should be done before the rainy season. There are several paved areas which had Portland cement thrown over the asphalt which will eventually have to be resurfaced, but the scheduled areas are ones considered to be of first priority. Major pavement repairs will be addressed in conjunction with underground utility repairs, to minimize costs.

(Paving report inserted here since it overlapped with JJ's report)

Paving (John Carlson) John reported on paving requests for guest parking areas. Based on By-laws, each resident is entitled to two guest parking places. Currently some are paved, some not. In past meetings the board has decided that we cannot afford to pave all of the unpaved areas. For example, recently Kelly Hanson requested paving. When the board turned his request down, Mr. Hanson agreed to pay the ~\$600 it will take to pave his parking place. Now another situation has come up with the Knochel parking area. While looking at the gravel area, a telephone pipe was found protruding up about 3". This will need to be stubbed off before the spot could be considered a safe parking area. Paving hasn't been formally requested on this area,

but John felt it would be proactive to have the pipe taken care of, whether or not the space is eventually paved.

Action: JJ contact the telephone company to bury stubbed pipe.

(Resume Manager Report)

Manager (J. Jaster) Pool Deck repairs:

JJ obtained 5 estimates from 4 contractors for various repair options. Two were for complete pool deck replacement, tearing out the old decking, tamping, grading and rebuilding completely, along with skimmer replacement. Three other bids were for planing or scrubbing the surface, patching the uncovered cracks and resurfacing. The bids included some open ended items that prevent us from knowing what the final cost might be. After lengthy discussion, it was determined that a subcommittee should meet with the bidders to go over the bids more carefully. Warranties and the nature of the products to be used need to be better understood. John Carlson pointed out that we need to find out whether there is water accumulating under the current deck before we can decide whether we need to do a full replacement or can get by with just a resurface. We don't want to do a resurface this year, just to find we need to tear out the entire deck in the next year or two. He suggested we have some sampling done to determine what level of repair is needed before we sign an contract. The bid from Stone Impressions seemed to be too high to be included in further discussions. The other bidders were Patio Pools, Meadow Pools, and Southwest Design Group. Jerry Eccles said he has good past experience with Meadows Pool.

Action: Agnes Hannley - get together a group to go over the bids, references and report back at a future meeting. Discussions should include the cost of cutting a sample to find out what level of repair is needed.

Complete report of the Manager is on file in the office.

President (Joey Curtis) – Joey received an e-mail about derelict vehicles in the storage area. Since the storage area doesn't fall under any specific chairman, she will take the action.

Action: Joey Curtis will write a letter to the vehicle owners advising them to bring the vehicles up to a road worthy condition, or remove them from the storage area

We also received a letter from the city regarding our status as a polling place. The CVHOA polling place does not meet current city code. There were several items, such as parking place markings and handicap access that need to be addressed. We do receive \$300 a year from the city to operate the polling place, and it is a convenience to some of our residents. However there would be some costs required to bring us up to code. Brenda suggested that we put off any effort on this for a short while. The whole issue may be a moot point if the mail-in ballot is adopted.

Action: Joey Curtis will call the city to find out more about the mail-in ballot issue. When we have more information on that, we will decide about getting estimates to bring us up to code.

We also received a letter about pack rats. A resident (Gene Brown) is concerned with the position in last months Chronicle that the association is not responsible for pack rat damage to homeowner's property. Another resident (Gina Logan) was present at the meeting to show a picture of a large century plant on common property that is home to a pack rat nest. This plant needs to be trimmed before she can effectively deal with pack rat problems in her garage.

Currently the association has no active pack rat elimination program. JJ generally sets traps only when there is a specific request.

Action Bob Ferguson meet with Joey after board meeting to discuss and get with the landscapers to trim the plant enough to remove the nest site.

Action: Brenda Beckman – check with attorney on CVHOA liability for pack rat damage on personal property from nests located on common property.

Joey received a phone call from the adjoining Baptist Church asking if CVHOA would be willing to sell a portion of the storage yard so the church could convert it to parking. This issue has been addressed in the past and determined that the board does not have the authority to sell common property. The possibility of a leasing was brought up.

Action: Brenda Beckman – contact attorney to see if leasing the property would be possible under the CCRs and by laws.

Secretary (Gloria Williams) - No report this month.

Landscaping (Bob Ferguson) – Bob presented a detailed spreadsheet of requests for rock .

Bob suggested that we establish a limit of 1,000 sq. ft. of rock that each homeowner can request annually. If the home owner wanted more than the limit, he could pay the additional cost. If this limit was put in place, the remaining costs would be within our current budget for landscaping. Joey was concerned that the wide range of colors requested might negatively affect the appearance of the neighborhood. She suggested that rock requests be coordinated with the Architectural committee to ensure that not only this year's requests, but future requests blend into the neighborhood. Jerry felt that the current requests were all within an acceptable color palette. Mr. Miller, one of the owners requesting rock was present. He offered to pay the entire cost of his rock, if his request was approved. He brought in a sample of the rock he proposes, and it was determined to be acceptable to the Landscaping and Architectural Chairs. After discussion, Jerry Eccles moved that the Board approve Mr. Millers' request to install the color rock he requested in the areas outlined at his own cost. Motion seconded (West) and approved. Moved by Mr. Ferguson that we limit requests to 1,000 sq ft of rock per year per residence. This is further limited to the amount of funds within the approved budget. Seconded (West) and passed by the Board.

Bob provided an update on notifying residents about when the landscaper would be in a certain zone. Sonya will mark the zone of each resident on the newly printed directory she gives out. Bob will provide monthly input for the Chronicle on the zones in which the landscapers will be operating. With these two pieces of information, each resident will be able to get a good idea of when the landscaper will be in their area.

Action: Bob Ferguson - check on status of installation of irrigation timers mentioned in March 15th Board minutes.

Action: Bob Ferguson prepare something for Chronicle to remind residents about the danger of West Nile Virus and the importance of keeping standing water under control and changing birdbaths regularly or treating for mosquitoes.

Clubhouse (Nancy West) – Nancy provided copy of quote for replacing lighting in the card room. This is within the budget. The work can be accomplished by JJ, time permitting.

She also reported that she plans to write a letter to Juanita to request her to establish a schedule to clean the Clubhouse while Sonya is here and to find other arrangements for her grandson when she is here.

Nancy presented the revised Application and Rules for Clubhouse Use for discussion. Dee said that the rules, as stated, would prevent her from using the Clubhouse for her meetings of Military Widows. The Board clarified that it has given permission for Dee to conduct her meetings in the Clubhouse and also decided to make one change in para. 7

From: Two additional uses may be possible....

To: Additional uses may be possible.....

This removes the limit on the number of time the Clubhouse can be used, without removing the requirement to give scheduling preference to other members who have not used the facility in the last year.

It was also clarified that the use of the Clubhouse includes the use of the upper deck, but not the pool. Misunderstandings have caused problems in the past when pool users planning on using the upper deck for a meal were forced out of the area by authorized Clubhouse user.

Action: Brenda Beckman – add pool and pool deck usage, particularly in regards to food, to list of items to be discussed with attorney.

Action: Agnes Hannley – check on who is allowed to use the pool, required ages, and requirement, if any, for presence of homeowner with guests. Provide input for Chronicle if we need to restate requirements.

Architectural (Jerry Eccles) – Highlights of his committee actions are:

- Completed approval of alternate paint color requested by Simmons at 2581 N Camino Valle Verde. A letter was also sent out about removing the dumpster and porta potty.

- Approved paint colors at 7270 E Camino Vecino. At same address, approved request to raise height of patio wall by 16". Requested homeowners trim vegetation at their expense and revamp roof drain to allow for better drainage outside the wall.

Action: Jerry Eccles –review policy on placement of items on roof or visibility above roofline of home. This was requested after a comment about a large roof mount A/C being installed.

Homeowner's Issues – Long Range Planning (Bill Neathammer) – Bill said that we have received only about a 1% response on the long range planning questionnaire. His committee will have one more meeting in the next few weeks, then Bill will be gone until October. We will probably not have a report back from the committee until Bill returns, although the committee will continue to accept input all summer. On a side note, Bill emphasized the need to make careful minutes and follow up on action items.

Pools/Utilities (Agnes Hannley) – Agnes has been checking the pool bathrooms and has seen no evidence that they are being repaired and cleaned. Joey pointed out that repairs for the pools are on JJs schedule for the upcoming month. Nancy agreed to add pool cleaning requirement to her letter to Juanita. Agnes asked if it is possible for her to spend her own funds for desired upgrades and deduct costs from her monthly fees. This proposal was rejected, since it would negatively impact our budgeted income and set an unwelcome precedent. Joey suggested that Agnes develop a list of things she thinks need to be done, along with estimated cost. If it is possible, we may be able to do things with excess in this year's budget. If not, Agnes would

have the data ready for input to the budget planning cycle this fall. Joey asked about a proposal from a few months ago about recoating the pool house roof. Agnes will have check on it. She also added that there is some wood over the gate at the cold pool that needs repair. She has an estimate of \$150 to have it taken care of. Since it is within her budget, Joey told her to go ahead and have it taken care of, since this could be a safety issue.

Action: Nancy West: Include requirement for cleaning pool bathrooms in planned letter.

Action: Agnes Hannley. Check on roof repair bid for next meeting, arrange for repair of wood overhang at cold pool.

Legislative: Brenda Beckman. Brenda contacted the firm John Carlson mentioned at the March Executive board meeting. That company has cancelled their plans to open a Tucson office and will not be available to us. We will stick to current course of dealing with Ms. Goldschmidt. That too has been moving very slowly, due to the workload of all professionals working in that field. Brenda is continuing to collect a list of issues to discuss with the Ms Goldschmidt. Brenda will be out of town for a few weeks and will try to set up a meeting with Ms. Goldschmidt when she returns.

Old Business – Walking tour for Board. John Carlson raised the possibility of an area walking tour in the past. At first we were going to wait for the Long Range Planning report, but since that won't happen soon, he suggests we get schedule one sooner. He suggested meeting a around 7:30AM on a date to be determined (Tuesdays?)

Action: John Carlson contact board to establish date.

New Business - None.

Moved by Curtis, second by Williams that the meeting be adjourned.

Gloria Williams
Secretary