

COLONIA VERDE BOARD MINUTES

February 15, 2006

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

Minutes - January meeting minutes were approved as submitted. Motion Beckman, second Carlson.

Treasurer's report (Dee Ruelas). - Interest of approximately \$700 was received in January on the reserve account. The new balance of \$77,797.81 can be seen on the January Balance Sheet. The operating checking account is accumulating cash. Depending on how first quarter expenses come in, it is possible that we may be able to move some funds to the money market account.

Utility costs need to be watched. Last year we were well under budget, so far this year we are close to budget.

Motion to approve West, second Beckham.

Manager (J. Jaster) - Pool deck is of concern. We have three bids to repair the decking with various coatings that are from last year. JJ would like to pursue an estimate for an epoxy type seal for the deck which might prolong the life of additional repairs. He has no feel for the cost at this time, but will have something for the next meeting. Replacement with stone is also an option that should be costed.

We have received a proposal for pavement patching. JJ is working with John Carlson to firm up list of areas requiring repair so we can get them all with one contract action.

JJ is working on bringing clean-out valves above surface. His current project is 2462 N Camino Valle Verde.

John Carlson asked when we would get some input from our landscape contractor on what long-range irrigation requirements we should be addressing. JJ said that the change of supervisors on the Complete Landscaping contract has delayed some things. JJ will arrange a joint meeting with the new contract manager and the Landscape and Paving / Flood control chairmen.

Brenda Beckman raised a question on blue staking. She has gas-line problems which the gas company will not commit to fixing until blue staking is done. JJ will submit a blue stake request.

A question was raised on street sweeping. In the past this has been done only on an 'as needed' basis schedule. We can address future requirements through a work request - paths would be landscaping, parking lots maintenance requests.

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

President (Joey Curtis) – Joey called our attention to the Colonia Verde FAQ book. She urged new Board members to become familiar with it, as many questions they may encounter are in it.

Landscaping (Bob Ferguson) - As of the beginning of the year there are about 24 open landscaping requests – most for planting, a few for rocks or tree trimming. Bob believes there will be additional landscaping costs ahead. Some are due to the drought. Either we will need to pay for additional irrigation or we will be faced with replacement costs for plants dying from lack of water. There are 44 trees with mistletoe infestations which need to be removed. The mistletoe is above the limit of our landscaping contract and will require a separate contract. Bob will start working on getting some estimates for removal.

We received 2 complaint letters regarding unauthorized trimming. Bob will meet with landscaping contractor regarding trimming and will respond to the homeowners on status.

Bob is trying to organize the various types of requests from homeowners in each zone. He wants to be able to respond to each future request on a timely basis. It was suggested that landscaping might be a good candidate for a support committee.

Clubhouse (Nancy West) - There was some damage found after last Friday's dinner. A piece of glass on the buffet was broken. JJ will be ordering a replacement. 43 people attended the Mardi Gras theme dinner. The theme for March has not been chosen.

The Women's Club meeting for February will be lunch and a behind-the-scenes tour of AJ's. The March Women's club event will be a tea. Time is 4:00PM. The speaker will talk about the types of tea and how it is served.

Architectural (Jerry Eccles) - We have received and approved two formal requests. Two letters were sent about unapproved paint colors on large gate doors. The on-going remodeling at 2581 N Camino Valle Verde should be done before 1 April.

The cement angels at 2709 N Camino Valle Verde continue to be an issue. There was considerable debate on how to resolve the problem. The architectural committee is concerned that this is becoming grandfathered by our inaction. A motion was made (Eccles) and seconded (West) to have the Board send a letter to the homeowner regarding violation of CCRs. This would be a step up from the past letters from the chairman of the architectural committee. Brenda was concerned that there are legal issues that the Board needs to be aware of before they vote. The motion was made (Carlson) and seconded (Williams) to table further discussion until the executive session.

Pools/Utilities (Agnes Hannley) - We have two bids for painting the pool bathrooms. The bids are identical. The board suggested that Agnes make the decision and contact the other bidder to thank him for his proposal. The color has not been selected, probably soft yellow or aqua.

Newcomers (written report from Lue Skaggs) - There 10 new owners, but not many have actually moved in yet.

Old Business - The policy of not responding to anonymous letters was brought up. Brenda prepared a notice for the newsletter, but it was not finished by the cutoff for printing the February newsletter. It will appear in the next issue.

New Business - President announced that Ray Raimondi has been appointed to serve as the Insurance Chair for another year.

Moved by Ruelas, second by Hannley that the meeting be adjourned.

Gloria Williams
Secretary