

COLONIA VERDE BOARD MINUTES
March 15, 2006

Attending:

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

Residents: Bert Lubliner, Bobbie Dexter, Edith Arndt, Jane Ashcraft, Robert Miller, Bill Neathammer, Greg Simmons

Minutes - February meeting minutes were approved as submitted. Motion Beckman, second West.

Treasurer's report (Dee Ruelas). – Presented year-to-date financial statements, including a comparison of Profit & Loss Budget vs. Actual. Dee briefly explained some variances. The software causes some items to appear to be off, since it spreads the budgeted amount across the year, while the expense is incurred all at once (insurance) or seasonally (gas). Mailing costs were higher than budget due to the special mailing of the revised by-laws. The cost of water is still under control, but needs everyone's cooperation to stay that way.

There are 3 homeowners in arrears on their monthly assessments. The worst problem has been turned over for legal action. The homeowner has received a letter from the attorney and has until Friday to respond. Our legal costs are also being added to this delinquent account. The second delinquency should be resolved soon. The homeowner has sold the house and we have provided the information to the title company on the past due amount. We should receive payment from the title company when the sale closes. The final delinquent is a recurring late payer who continually falls behind for a few months, then catches up. It was asked if we charge late fees to this person. Yes, we have recovered a \$10 per month late fee.

Motion to approve the Treasurer's report by West, seconded by Williams.

Manager (J. Jaster) – Latest problem is a cracked housing on the pool pump. The motor seems OK, and a patch on the housing is holding for now, but this will probably need replacement.. He is still working on getting past bids on pool deck repairs in a spreadsheet for review. He has also talked to a contractor about getting a cost estimate for putting in flagstone rather than concrete.

There was a bee problem near the wash, which generated some conversation on bee problems encountered at other homes. It was suggested that this be mentioned in the Chronicle. Keeping roofs and downspouts cleaned is good for the roof and eliminates a place the bees might homestead.

JJ has worked with Bob Ferguson to consolidate all landscaping rock requests. They have gotten one bid and will ask our landscape contractor for a second bid.

JJ continues to work with John Carlson on paving issues. Current contractor they are dealing with has a two month backlog, so we won't get our work done sooner than that.

John Carlson raised a question on our pack rat policy. We don't use poison because it's harmful to other wildlife and pets. JJ uses a couple of kinds of traps. Homeowners are free to put out their own trap or contact a pest control company, such as Mr. Packrat.

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

President (Joey Curtis) – No report this month.

Secretary (Gloria Williams) - No report this month, just a question to clarify distribution of minutes. Open meeting minutes will be e-mailed to the Board. Executive board minutes will be sent to the President and kept on file by the Secretary.

Landscaping (Bob Ferguson) – Drought continues to cause problems. Even native plants are suffering with below normal rainfall. Over watering has resulted from irrigation being turned on and forgotten. Bob & JJ have been looking into installing timers on 6 or 7 of the 12 zones so that we can control irrigation better. They will work within the existing landscape budget. They plan to start with zone 3 and hope to have work done by mid-year.

The Landscape contractor has completed working in zone 2 & 3 and is currently working in zone 4. They have completed about 10 work requests, mostly for trimming or bush removal. They will start planting shrubs and ornamentals next month. There was some discussion about the calendar for landscaping work. Can we publish a schedule so residents have some idea of when they can expect the landscapers to cover their area? Bob can provide an update of where they plan to be for each month's Chronicle. Joey suggested a diagram of the zones be included so residents know which zone they fall in.

John Carlson was concerned by the sometimes ineffective irrigation and our lack of a long term irrigation requirements plan. Mr. Lubliner reminded us we live in the desert and we need to adapt our plants to the desert instead of trying to adapt the desert to the plants. He said that a previous board had laid out guidelines for watering and irrigation. Joey Curtis added that Bill Neathammer was tackling the project of going through historical board minutes to find previous decisions that we need to keep in mind so we don't reinvent the wheel every time an issue comes up.

Clubhouse (Nancy West) - We are going to revise the application for use of the Clubhouse. We want to clarify the financial arrangements and the condition the room must be left in. The existing rules say that we cannot allow outside organizations to use the room for business meetings. However, we do let another homeowners association use it for their annual meeting. An attendant said that this had been addressed in a previous board meeting and it was agreed to allow an exception for the other HOA. If that is the case, we should document the exceptions in the rules, so there is no misunderstanding in the future. Nancy will update the form for review. Agnes brought up a problem with an old deposit which had not been refunded. Nancy & Dee agreed that there had been problems in the past with deposits. Nancy will check into Agnes' deposit.

Nancy raised a question about the appropriateness of sending solicitations by mail. The general feeling seemed to be that the ban on solicitation stated in the CVHOA directory was aimed at door-to-door solicitation. We may discourage use of the mailings, but we do not have any authority to forbid a resident to use the mail for whatever legal purpose they want.

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

- Composed a letter to 2709 N Camino Valle Verde re: yard ornaments. The letter was approved by the president and sent to homeowner.

- Rejected request to paint home at 2581 N Camino Valle Verde a burnt adobe brown color. The homeowner attended the meeting with a compromise paint sample. The architectural committee will meet later to evaluate the new color submission. The issue of approved paint colors did cause some discussion, since so many of the homes are painted Navajo White. There is no mandated color, but it must be in harmony with the surrounding neighborhood.

- Received a quote for repair of bathroom roof at clubhouse. This was turned over to Agnes Hannley for review.

- Installed new anti-virus software on office computer.

John Carlson asked about the process for reporting problems with yards. Joey said to send the information to the appropriate committee chair (landscaping or architectural) for action.

Pools/Utilities (Agnes Hannley) – The bathrooms at the unheated pool have been painted, but still need some repairs and cleaning. The bathrooms are cleaned by the same person who does the club house. Sonya will relay the message to Juanita that she needs to start cleaning there.

Homeowner's Issues – Long Range Planning (Bill Neathammer) – Bill and his committee have put together a planning document for homeowners to submit their ideas on where we need to go in the future. This form will be sent out in next months Chronicle. Bill would like to get input back by mid-April. His committee will compile and prioritize the input for consideration by the Board.

Old Business – Changes in clubhouse rules. This topic was covered in the Clubhouse Committee section.

New Business - None.

Moved by Eccles, second by Carlson that the meeting be adjourned.

Gloria Williams
Secretary