

COLONIA VERDE BOARD MINUTES
October 20, 2006

Attending:

Board members: Joey Curtis, Brenda Beckman, John Carlson, Gloria Williams, Dee Ruelas, Bob Ferguson, Bert Lubliner (for Jerry Eccles)

Residents: Bill Neathammer, Bobbie Dexter, GJ Spilde, Bob Green, Jim Marsh, Alene Schwartz

Treasurer's report (Dee Ruelas). – Dee presented year-to-date financial statements through October 12, 2006. We are still operating within budget. She has moved the pool cover replacement cost to the special projects and contracts line so that we would not exceed our pool maintenance budget.

All 2007 budget input must be in by Monday, October 23rd. If Dee has not received it by then, the Finance Committee will have to prepare a budget based on estimations.

She also reported that there are several residents in arrears with their monthly assessments. She will be sending out letters to those who are past due. MOTION: to approve the Treasurer's report, Williams, seconded by Ferguson, motion passed.

Minutes (Gloria Williams) – September meeting minutes were approved. MOTION: Carlson, second Beckman.

Manager (J. Jaster) – JJ presented a summary of work accomplished since the last Board meeting. He reported that a personnel problem at the pool cover contractor has delayed the job, but it should be finished soon.

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

President (Joey Curtis) – We have had a couple of requests to include information in the Chronicle. One to publicize a financial information website, one to promote a dance workshop. After some discussion, we decided that the workshop did not meet the standards set in the by-laws for use of the clubhouse, so it was rejected in full. The fact that a fee is charged to participate makes it too much like operating a business, which is not allowed. The website was also rejected, as this might be perceived as a board endorsement of a specific financial product.

Secretary (Gloria Williams) - No report.

Vice-President (John Carlson) – John has been working with JJ to prepare 2007 budget input and long range maintenance requirements.

Landscaping (Bob Ferguson) –. Bob presented his plan to form a volunteer group of residents to do small landscaping tasks to help keep up with the landscaping requirements. He said that the seasonal nature of the workload causes the contractor to get backlogged, and there a lot of little things that residents could do to help out. It would also help control pack rat problems, because the volunteers could locate cactus that needed trimming around the base to eliminate nesting spots for pack rats. Discussion: There was concern that the volunteers would work without approval of the homeowner. Even though it was suggested that one homeowner take the lead

and coordinate with all the homeowners, many still did not feel comfortable that the volunteers would not make landscaping decisions that would not be in concert with the homeowner. Insurance liability was also a fairly big question mark. Cuts with landscaping tools or even a potential heart attack might be a big problem for the association. It was also brought up that similar groups had been proposed in the past, and even though the idea sounded good initially, it was impossible to maintain a level of interest and participation in keeping it going. In addition, landscaping is the biggest budget item for the Association. Homeowners expect that the landscaper hired by the association will take care of all the landscaping requirements. Being asked to help out with something they are already paying for in their assessments would not sit well with some homeowners. MOTION: It was moved that the Board not support the establishment of a volunteer landscaping program. Motion Williams, second Beckman, motion passes.

Bob also reported that he has received Complete's bid for next year. He has also requested bids from two other landscaping firms. Dee reminded him that she also needs a budget estimate for landscaping work over and above the basic contract. It was asked whether the budget estimate would include cost to remove grass on common property at 7227 Camino Vecino. The current homeowners pay for mowing, but the association pays for water. Although no action is being taken at this time, the continuing pressure to conserve water has raised the possibility that the grass on common property be removed. All agreed that this had been permitted by a past board, but with water costs rising, it might be subject to review. If the board did decide to pursue any action, it would need to consider the re-landscaping cost involved, since it would be more than just removing the grass itself. The issue was tabled with no Board action called for, other than reviewing costs.

Architectural (Bert Lubliner for Jerry Eccles) – There is one open problem on untrimmed patio trees on Camino Valle Verde. A letter has been sent to the homeowner. Bert will also look into the status of a wall visible from the common area that is painted a non-conforming color.

Legislative (Brenda Beckman). Brenda submitted a paragraph for inclusion in the Chronicle to keep membership informed of the status of the CCR revision.

Paving (John Carlson) John has been working with JJ on the pavement plan for next year. He and JJ are also pursuing getting a city sweeper to come out and sweep the sand that the storm runoff left in the streets. It is not only unsightly, but also unsafe.

Old Business – None.

New Business - None.

Meeting adjourned.

Gloria Williams
Secretary