

COLONIA VERDE BOARD MINUTES  
September 20, 2006

Attending:

Board members: Joey Curtis, John Carlson, Jerry Eccles, Gloria Williams, Dee Ruelas, Nancy West, Fred Hambly, Bert Lubliner (for Jerry Eccles)

Residents: Agnes Hannley, Bobbie Dexter

Treasurer's report (Dee Ruelas). – Dee requested that all input for the 2007 budget be submitted by 1 October. She will try to get the Finance committee together during the first couple of weeks in October so that we can have a budget ready to present at the November Board meeting. This will be in time to get notice out to the members by mid-December, so any changes can be implemented 1 January. It is likely that there will be an increase in monthly assessments for 2007. Please identify all your requirements. Prioritize them so the Finance committee will be able to distinguish your “must have” items from the ‘nice to have’. We will need input on an updated insurance cost. At this point we are underinsured for our Common area property. We did verify that the officers and Board are covered, but are not sure whether the coverage is per individual or as a group.

Presented year-to-date financial statements. The budget remains on-track so far this year. There are a few areas that are running higher: Legal expense, due to the rewrite of the CCRs and an unscheduled replacement of the pool cover due to pack rat damage. We have not had to go into the reserve so far this year, and hopefully will be able to hold to the budget if nothing else crops up. MOTION: to approve the Treasurer's report, Williams, seconded by West, motion passed.

Minutes – June meeting minutes were approved. MOTION: West, second Ruelas.

Manager (J. Jaster) – JJ presented a summary of work accomplished since the last Board meeting and another list of the proposed schedule for the next quarter. He will only report actual accomplishments against the plan for the next quarter. He has been busy over the summer keeping up with storm damage, graffiti, pool problems and an influx of new residents. We are continuing to have pine trees dying due to the extreme drought, and the landscaper has removed some dead trees and trimmed some dead wood. He will get together with John Carlson to develop the paving budget for next year. Rather than pulling the landscape contractor off their planned schedule to do special requests, JJ has been doing some planting himself. There was a 3' snake found on the property. It turned out to be a bull snake, not a rattler. Since the pool cover is unusable right now, he has been keeping the pool at 83 degrees. Dee asked if he had trapped the cat running loose at night – answer ‘not yet’.

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

President (Joey Curtis) – (also covering Legislative for Brenda Beckman) We need to schedule a Board meeting with the attorney to get her views on the draft CCRs. Two dates were tentatively set – first choice on Wednesday, October 18 immediately following the Open Board meeting, second choice, Wednesday October 11 at 1:00PM.

Reminder: We need Officers reports by the end of November to prepare for the annual meeting.

Secretary (Gloria Williams) - No report.

Vice-President/Paving (John Carlson) – John checked into city street repair. Our streets will not be scheduled any time in the foreseeable future for street repairs. However, the city will accept calls from individuals if there is an isolated pothole.

ACTION: Carlson, prepare paragraph for Chronicle on correct procedure to report potholes.

He received some information on a new city program designed to help reduce sewage volume by installing low flow toilets in neighborhoods at city expense. He does not think we have much of a chance to benefit, but will look into it, if the Board agrees. It could help reduce our water bills. The Board agreed that it should be pursued.

He felt that we had handled storm damage from the monsoons very well. There are a few isolated situations where storm water is causing problems, but we continue to try to work with homeowners to do what can be done to minimize damage. Another concern is downspouts that vent in A/C enclosures. The water is causing plant growth that could result in problems for the homeowner.

John also passed out some material he got a recent HOA seminar that should be helpful in our CCR development.

Landscaping (Joey Curtis for Bob Ferguson) –. Bob has come up with an idea to develop a volunteer group of homeowners to assist in landscape maintenance. Joey said she had spoken with other associations where this has worked out pretty well. Bob is anxious to get started to clean up some of the growth caused by the monsoons. Board members asked for a month to think it over and discuss at the next meeting

Clubhouse. – (Nancy West). The pad under the area rugs has been replaced. The new cleaning service is also on line and working well. Goldie asked how long we will continue having the cold pool area cleaned. Reply: probably mid-October. Summer has been quiet, but the requests for use of the Clubhouse are showing signs of picking up.

Architectural (Bert Lubliner for Jerry Eccles) – A written report was submitted by Jerry for the time before he left. Lately, things have been fairly quiet.

Pool/Utilities – (Fred Hambly) During the time our pool deck was being repaired, the pool cover was lying unopened. Pack rats found it and ruined it. Our insurance does not cover it. We got bids and selected one. The contractor required a 50% deposit with balance due on completion. We also had an electronic heater control that went bad. JJ is trying to modify another unit, since an exact replacement is not available. He also said that he has received a complaint about the rules on non-residents being unable to use the pool without the homeowner being present. The Board agreed that the insurance requirements make it important to continue the current policy. He also noted that the gate latch has been sticky and needs to be pulled closed. We thanked Bobbie for the new pictures in the cold pool dressing room.

Open House (Bobbie Dexter) The fall Open House will be Friday, October 13 from 5-7PM. Board members should be prepared to set up a table with information and finger food. Please

circulate, so every can get at the hors d'oeuvres. Bobbie's group will contact as many people as they can a week before, particularly the newcomers.

Old Business – Vehicles in storage. Owner of the unregistered Winnebago in storage sent a letter to request extension, since he could not get in locked yard before leaving for a month. Board okayed the request.

New Business - Joey handled a complaint about a barking dog. The owner has been contacted and agreed to take care of the situation.

Meeting adjourned.

Gloria Williams  
Secretary