

COLONIA VERDE BOARD MINUTES  
June 21, 2006

Attending:

Board members: Joey Curtis, John Carlson, Jerry Eccles, Gloria Williams, Dee Ruelas, Nancy West, Bob Ferguson, Fred Hambly.  
Residents: Jane Ashcraft, Bobbie Dexter

Minutes – May meeting minutes were approved. MOTION: West, second Hambly.

Treasurer's report (Dee Ruelas). – Presented year-to-date financial statements. The budget is on-track so far this year. The summer exodus has caused a few residents to fall a month behind in their association dues, but some others have prepaid, so the income looks about right on the statements. Expenses in a few areas (like legal expense) will be higher than originally budgeted. The good news is that the accountant has finished with all the closing entries required to bring our books up to date and to allow for filing our income taxes. Taxes will be a little higher than last year because we had more interest income than last year. The taxes have already been paid and the return will be filed before 1 July.

MOTION: to approve the Treasurer's report, Williams, seconded by West, motion passed.

Manager (J. Jaster) – JJ presented a summary of work accomplished in the past month. He will use the summer months to catch up completing unfinished projects. He has been trying to keep the pool clean as work proceeds on the desk replacement project to try to avoid a complete draining and refill. The major paving and sealing work for this year is complete.

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

President (Joey Curtis) –

Derelect vehicles in long term parking: the two vehicles discussed at the last meeting have been removed. There is one RV with an out of date registration, but the resident has been ill and will be given until the end of the summer to bring the vehicle into compliance.

Input for long range planning answers in Chronicle. Some reports have been received for publication. Board members should review the submitted reports and raise any questions ASAP. Joey will try to cover areas not associated with a specific Chair. Questions & answers which are of general interest will be sent out to all residents. It was originally planned to include them with this months Chronicle, but Sonya requested that they be in a separate mailing, so that she can get the Chronicle and monthly billings out with no delay.

Joey, Dee and Sonya interviewed a possible replacement for Sonja earlier this week. The Board is invited to stay to talk with her after this meeting adjourns. Sonja will be leaving soon, but has offered to come back to help the new person over any rough spots.

Secretary (Gloria Williams) - No report.

Vice-President (John Carlson) - No report.

Landscaping (Bob Ferguson) – Bob said a few more plants were dead due to prolonged drought. He found some information on the Internet on appropriate watering of trees during the summer. John added that we need to check all irrigation lines to locate defects. This would be needed to both schedule minor maintenance and identify larger jobs for the future.

ACTION: Bob will submit a paragraph to Sonya for inclusion on the Chronicle on watering of trees.

Clubhouse. – (Nancy West) Reported on her efforts to clarify with the cleaning person our requirement that work be performed while the office staff is present and to leave children elsewhere. This is not personal, but driven by our insurance, which does not allow employees to bring children to work.

The new lights have been installed in the card room.

Architectural (Jerry Eccles) – Jerry submitted a written report of all formal and informal committee actions. Some noteworthy items:

- a request was received to paint a house “Extra White”. This request was not approved because residents have complained in the past about stark white houses reflecting too harshly for neighboring homes.

- A gate painted an unapproved blue color has now been painted to match the exterior of the home.

- Permission was granted to display the Open House Banner beginning September 18, 2006.

Legislative: (Dee Ruelas for Brenda Beckman). Brenda and Dee met with the attorney on June 6. They reviewed our requirements and discussed a timeline. Ms. Goldschmidt felt that she would be able to have a draft of the rewritten CCRs by the end of August. Board members will be able to read and review the draft before we meet with Ms Goldschmidt for further discussion. Dee brought along a flyer for a seminar at the Doubletree on June 26 2006. The seminar is sponsored by the Professional HOA Managers, and attendance is free.

Pool/Utilities – (Fred Hambly) This was the first meeting for Fred as Pool Chairman. He will be filling the remainder of the term of Agnes Hannley. Fred spent some time with JJ getting a history of the pools and personally visiting them. He spoke to some residents and got a few questions and requests. One request was for a thermometer at the cold pool. Apparently there is a thermometer, but it does not have a cord on it to hang it in the pool. He also got some comments on pool temperature, so he did some research to find suggested pool temperatures. Ours are well within suggested parameters. Bobbie Dexter added that past Boards handled this by contacting the city to see what temperature they use for city pools. We use the same temperature as the pool in Udall Park.

Fred was also concerned about the height and ‘climb-ability’ of the fences at pools. There was general feeling that we are grandfathered, since we have been here so long, but no one could cite any specific guidance on this.

ACTION: Fred will contact the city (Planning & Zoning) to find out what the pool fence requirements are and to see if we are in compliance.

A letter was sent to a resident who was letting family members use the pool without being present. Residents must accompany their pool guests.

ACTION Fred will work with JJ to see if we can get signs for pool entrances reminding pool users of this requirement.

Open House (Bobbie Dexter) The date for the fall Open House has been set for Friday, October 6 from 5-7PM. Board members should be prepared to set up a table with information and finger food. There will be no 'sit-down' dinner due to all the tables needed, so substantial hors d'oeuvres would be appreciated. Bobbie's committee will make an effort to contact everyone they feel would benefit by attending. Each Chairperson is responsible for bringing any information they feel should be available to residents.

Old Business - None.

New Business -

Jerry Eccles reported that he has enlisted members for the 2006 Board Member Nominating Committee: Bill Carter, Barbara Dexter, Bert Lubliner, and Diane Eccles,

A MOTION was made by Dee Ruelas to increase the transfer fee when a home is sold from \$50.00 to \$100.00. The current rate has been in effect for several years. There is a lot of work involved, and has been no increase over time. This fee is only charged only when a home is sold, so it will have no impact on long term residents. Seconded by Carlson, and approved by the Board.

Meeting adjourned.

Gloria Williams  
Secretary