

COLONIA VERDE BOARD MINUTES

May 17, 2006

Attending:

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

Minutes – April meeting minutes were approved with one correction.

MOTION: Eccles, second Ruelas.

Treasurer's report (Dee Ruelas). – Presented year-to-date financial statements, including a comparison of Profit & Loss Budget vs. Actual. The budget is on-track so far this year, including utility expenses. The only known difference right now will be increased legal expense due to our approved rewrite of the CCRs. Dee also reported that the accountant will have all accounting entries ready to close the last three years of activity and will be able to file a clean 2005 tax return before our July 1st due date.

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

Manager (J. Jaster) – JJ briefly discussed his program. He focused on work at pools last month. Tile at cold pool needs a bit more work. The paving contractor will be seal coating on June 3&4 and 10&11. As soon as he determines which areas are being done on which dates, he will be contacting the affected residents to let them know. He is awaiting the start date from the contractor for patch application. Two residents (Hansen & Knochel) have agreed to pay for the guest parking paving in their areas. That work will be included in our contract in order to get the best possible price.

Other jobs this month include water line replacement at 4 homes and installation of 2 irrigation timers. This will require a pavement saw cut that will need subsequent patching. John Carlson asked that JJ try to schedule the work to minimize costs.

JJ warned us about a security scam that happened recently. A man went to 3 different homes and obtained cash by saying he was a guest of a neighbor.

ACTION: Joey asked Sonya to make sure a security warning is put in the next Chronicle to warn residents.

Pool Deck. Joey reported that a subcommittee met with two of the bidders on the pool deck repair: Meadows and Southwest Design Group. The bids were remarkably similar in cost and warranty. Southwest did offer a maintenance service to seal the grout, but this would be an additional cost that could be handled by another party. Some discussion followed on appearance, maintenance and scheduling issues.

MOTION made by Beckman to select the pool deck repair bid from Meadows, seconded by Ruelas. Motion passed.

ACTION: JJ asked to request updated contract for signature that includes drain work not on original proposal.

JJ also brought before the Board an offer from a vendor who wanted to install a drink machine in the pool area. The Board rejected this proposal for several reasons (utility cost, clean-up, attractive nuisance of cash on premises.)

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

President (Joey Curtis) –

Long Rang Planning: The LRP Committee has been compiling input. They received several suggestions that they feel are for Board action, not for inclusion in a long range plan. A list was provided to each board member, with the items broken down by committee.

ACTION: All committees - review the list and come back with recommendations for next months meetings on items which should be acted on, including whether the item should be given back to LRP for inclusion in their plan.

Brenda (a member of the LRP Committee) asked for any additional background on the issue of converting to a gated community. This was brought up by several survey respondents. Some problems were discussed; the financial burden of acquiring and maintaining gates, the requirement to regain ownership of streets and sewers from the city, and maintenance for streets and sewers after regaining ownership. It was agreed that once the background has been clarified, we need to put some feedback in the Chronicle to let residents know why the Board has chosen a particular course of action. This applies to any substantive suggestions from residents, not just the gated community issue.

Polling place requirements: Joey contacted the city regarding the polling place deficiencies identified in a recent letter. They said that by 2007 the city will be doing only mail-in ballots. Since this will be a moot point soon, no action will be taken on correcting the identified deficiencies.

Owls: Joey spoke with George Keys to request more owls to be placed in Colonia Verde. Demand is high, so we will hope for the best.

Bobbie Dexter has agreed to host the October open house.

Derelict vehicles in long term parking: one vehicle has been removed, and the other will be towed if it is not removed by Friday, 5/19.

Secretary (Gloria Williams) - No report.

Vice-President (John Carlson)

John led two tours of the area with Board members last month to educate and inform.

Landscaping (Bob Ferguson) – Bob had a draft letter to a resident regarding changes made to landscaping without prior approval from the landscaping committee. After some discussion, Bob agreed to re-write the letter to emphasize the need to obtain approval for changes before doing

work and putting the resident on notice that any drainage problems caused by the unapproved changes would require correction by the resident.

Bob also had a question regarding Italian Cypress trees. He is aware of about 30 trees in the area, which are non-native trees requiring additional care and water. He wanted to send out a letter giving some hints to residents to help keep near-by Italian Cypresses healthy. He also inquired about our policy on replacing dead cypress. Discussion followed on the adherence to the UofA approved list of desert plants for Colonia Verde. The general feeling of the Board is that only plants on the UofA list would be approved. Even if a resident offered to replace an unapproved plant, such as an Italian Cypress, the Landscaping Committee should not approve the request. We should adhere to developing a consistently native plant landscape, rather than allowing the planting of exotic plants. John asked whether we could include the list in the Chronicle, but the list is too large. Jerry said that he made some CDs, and could easily make a few more.

Bob also reported that the first two irrigation timers were scheduled to be installed next month and that JJ had purchased the materials for two additional timers

John C. mentioned the need for having a comprehensive schematic of the current irrigation system. This is a task that needs to be done, but there never seems to be the manpower to do it. Bob will give the problem some thought and talk to JJ about it and see what might be done by the end of the year.

Clubhouse. – Clubhouse chairman Nancy was not present, so some items from last meeting were unknown. Sonya asked if we could provide her with a definite date for the 4th of July barbeque. Since the 4th is on a Tuesday, do we want to hold it earlier, to allow for holiday travel?

Action: Joey will work with Nancy West to pin down a date.

Architectural (Jerry Eccles) – Jerry submitted a written report of all committee actions. One request requiring Board action is to have markers painted on the curb by each bench location to assist visually impaired residents in locating benches.

Motion by Carlson to have Paving Committee oversee having painted markers placed on the curb at each bench, seconded Williams. Motion passed.

Two items which led to some discussion had to do with residents ignoring the requirement to obtain approvals before doing work on the exterior of their home. There was considerable frustration with non-responsive residents. Brenda restated the opinion of our attorney regarding the needs for rewritten CCRs. This has been discussed in past Executive Board meetings. For the time being, we need to keep the issues open by maintaining a level of correspondence with offending home owners to avoid problems becoming ‘grandfathered’ by tacit acceptance. This is often frustrating, but is the most prudent course of action until we can update our CCRs.

ACTION: Jerry will draft a letter to both residents for Board signature. The letters will reemphasize the need to consider CCR requirements and showing consideration to fellow CV neighbors.

Legislative: Brenda Beckman. Brenda has set up a date to meet with the attorney on June 6. Brenda and Dee will attend for the Board. Brenda will bring her accumulated file of questions and concerns to the meeting. She did discuss milestone schedules for completion. Our ‘drop

dead' date is the February Annual meeting. In order to have a document ready to vote on in February, we need to have a final version out to the members at least 30 days prior to the meeting for discussion and review. That means that all review and revision must be done before then. The attorney did feel that that it would be possible to meet those dates.

Pool/Utilities - Jerry Eccles, acting in absence of any permanent Board member (Agnes Hannley having resigned under doctor's recommendation). Jerry received a bid for maintenance of pool house roof. He recommends acceptance of one alternative presented, cost \$1,100. There is not a specific line in the CVHOA budget for this work, but Dee said it could be covered under the general maintenance line. This budget line is under JJ's control. JJ was not available to ask immediately. Jerry agreed to contact JJ regarding availability of funds.

Motion: made by Carlson to accept the \$1,100 option for roof repair, using the general maintenance funds, contingent upon JJs concurrence. Seconded, Beckman. Motion passed,

Old Business - None.

New Business - None.

Meeting adjourned.

Gloria Williams
Secretary