

COLONIA VERDE BOARD MINUTES
January 17, 2007

Attending:

Board members: Joey Curtis, John Carlson, Jerry Eccles, Bob Ferguson, Fred Hambly, Nancy West, Gloria Williams

Treasurer's report (Gloria Williams for Dee Ruelas) – The financial statement for the year ended Dec 31, 2006 was presented. The year ended in the black, although it started in a deficit condition. We spent less in 2006 than we have budgeted for 2007. We were very frugal last year, maybe so much so that homeowners won't understand the importance of financing required future capital improvements. This is the same report that went out with the Annual meeting notice, so did not require a vote.

Minutes (Gloria Williams) – December meeting minutes were approved. MOTION: Hambly, second Ferguson.

Manager (J. Jaster) – JJ presented a summary of work accomplished since the last Board meeting. He had to repair some mailboxes that were damaged by a hit and run driver. He was also busy after the big freeze taking care of water lines. He suggests that we offer some way to tell people where their water shut-offs are (offer it in the Chronicle?). One entire cul-de-sac was without water because someone had turned off the valve to what they thought was their house, but it actually covered the entire area.

The city cleaned up the remains of some graffiti that he had started to remove.

President (Joey Curtis) – As of today we have received 44 ballots back for the annual meeting. Homeowners don't seem to understand why they need to vote. Goldi suggested we canvass the homeowners on the phone during the week prior to the annual meeting in order to convince them to vote and to support the assessment increase. Based on input from other homeowners, Joey has worked up a script of bullets to cover in phone calls. Goldi already has a few people lined up to help with this, but if members of the board will volunteer also, it will make short work of the job.

Secretary (Gloria Williams) Attended a meeting with our attorney and Joey and Brenda on January 6th to go over CCRs. Brenda led in going over the whole document. A couple of the points noted were Carolyn's advise to not tie any increase to CPI. She said that this can be complex and not easily understood by homeowners. She advised a simple percentage, which we agreed to. She also covered the distinction between ownership and control of property and added language to clarify the Associations responsibilities

Vice-President (John Carlson) – no report.

Landscaping (Bob Ferguson) – The new landscaping contract was signed January 4th. Both current and future contractors are aware of the change over, which will occur on March 1, 2007. The contract calls for 3 men full time, with the ability to add a 4th when required, with JJ's approval. Their schedule is roughly a week in each zone, except for zone 5, which is the largest zone and is about 10 days. The contract covers two years and contains a 30 day cancellation clause.

John asked about several area landscape water valves that are not connected. Bob said he intended to contract that item out soon. John Carlson added that some landscape water valves are not connected. Bob Ferguson said that he intends to contract them out soon.

Clubhouse (Nancy West) – The January Open house was very well attended. The topic of portable heaters for patio was introduced. The possibility of renting some in the future to see if they worked well was brought up, before we consider any purchase. Since we have so few nights that are so cold, we don't want to rush into an unnecessary purchase.

Architectural (Jerry Eccles) – Mostly follow-up this month, with the exception of one new dumpster placement request. Most of the actions on last months report have been resolved this month. There was an instance of people living in a motor home. They were contacted and the vehicle has since been moved.

Legislative (Joey Curtis for Brenda Beckman). – Joey went over the schedule for mailing the revised CCRs with ballot and the meeting to vote on the CCRs. The monthly statements will go out early, so they can be included in the same mailing.

Paving/Drainage (John Carlson) - The sweeping that was left when the city equipment broke down has been completed.

Pool/Utility (Fred Hambly) - No report

Old Business - Bert Lubliner has scheduled a representative from the city to talk to us about signage, since we had to take down the "No Solicitation" signs we had posted on city signposts. We will find out how we can re-post the message legally.

New Business - none

Submitted By

Gloria Williams
Secretary