

COLONIA VERDE BOARD OF DIRECTORS MEETING
APRIL 18, 2007

The meeting was called to order at 9:00 a.m. by Vice-President John Carlson. Those in attendance: Gloria Williams, Fred Hambly, Bob Ferguson, GJ Spilde, Dee Ruelas, Jim Marsh and Brenda Beckman.

Treasurer's Report: Gloria Williams

Gloria reviewed the P/L Statement, Balance Sheet and P/L vs. Budget for March. There is nothing remarkable or notable in the March. financials. Brenda Beckman made a motion to accept the March Financials as presented / seconded by Fred Hambly, passed. CVHOA's CD for homeowner's deposits matures tomorrow and the bank has been instructed to roll it into our checking account. A discussion of the escrow monies followed and it was agreed that a check would be issued to everyone except those in arrears. Gloria Williams made a motion to issue a check to everyone that is current and use the deposit of those in arrears to bring their account current, second Brenda Beckman, passed. The funds will be returned by the end of the month. Gloria additionally reported that all taxes due to the Federal and State Governments are paid.

Approval of minutes/Secretary's Report: Dee Ruelas

The March minutes were sent out via email. There were no corrections or changes. Motion to accept as written by Gloria Williams/second Brenda Beckman/passed.

Manager's Report: JJ

JJ reported he found a hose running into the common area and he went into the yard to turn it off. Additionally there have been a couple of sewer backups that he has taken care of . He recently discovered additional damage at the cold pool from the break in last month and will now replace the fan and light. The paving schedule is set and he is working with the company to begin the end of May. The next water line project scheduled is the Curtis cul de sac. We continue to have a security problem on the property with unknown vehicles cruising the property blinking lights etc. the police were called a residence a few weeks ago and several residents observed them handcuff a male. JJ also stated that the automatic water valves would be done by the end of April.

President's Report: Joey Curtis

No report

Vice President's Report: John Carlson

Nothing to report.

Landscaping Report: Bob Ferguson

New flowers have been planted in the main entrance. We have significant tree mistletoe problems and Bob will continue working on getting it removed. The new owners at 7281 want the Cedar blocking their drive removed and JJ will bring in a contractor to do that and several other projects that require heavy equipment. The creosote bushes have all been trimmed to 5-6 feet and should now begin to fill in. Bob asked if there were any exiting rules and regulations for Landscaping. Brenda stated there weren't because Landscaping hadn't been addressed in CC&Rs before the recently Amended and Restated CC&Rs were approved and now they will be needed. The Landscaping Committee should work with the Rules and Regulations group under Alene Schwartz to develop them.

Club House Report: GJ Spilde

April 14th Around the World buffet was attended by 40+ people. The Women's group enjoyed a "Breakfast At A Beastly Hour" at the Zoo sponsored by Nancy West. The community get together will be the 4th of July BBQ. The women's group will meet again in the fall. GJ also provided copies of the new application for use of the clubhouse, a new set of rules for the clubhouse's use and procedures for reserving the clubhouse. Brenda Beckman made a motion that the new application form, new rules and procedures be adopted, second Fred Hambly, passed. JJ was directed to get three bids for coating the clubhouse roof before monsoon season starts. (must be a licensed contractor) GJ will get three licensed contractors to bid on the painting of the inside of the clubhouse.

Architectural Control: Jim Marsh

A letter was received from C. Knorr that he had specified the wrong color when he submitted his request to paint. He provided the correct color and the Architectural Committee approved it. A resident has been sent a letter listing several violations and it was decided to move this discussion to closed session following the regular Board Meeting today. A request to paint a garage door a shade of green was received. The color did not match the house and the resident, who was present, agreed to meet with Jim and select a color that did.

Legislative: Brenda Beckman

Goldi is passing out The Amended and Restated CC&Rs as homeowners come into the office. Out of town owners will be mailed their copy this week and anyone who has not received them by next week will have them delivered to their door. Our attorney will be asked to e-mail them to our web master for publication on CV's website. All committee chairs are requested to get their area of responsibility's rules and regulations ready by the next Board meeting in May. Any questions should be directed to Alene Schwartz, head of the rules committee.

Paving: John Carlson

Schedule is in place. There was some storm damage and JJ is working on it.

Pools/Utilities: Fred Hambly

Pool vandalism will be discussed in closed session following the Board Meeting today.

New Business:

A resident inquired as to whether or not the State Legislature had made a decision on HOA's right to limit parking on public streets. That issue is still in committee and it looks like HOA's will be able to continue to set rules regarding that matter but no decision at this time.

Goldi presented a proposed new look for the Colonia Verde phone book, after much discussion it was agreed to stay with the current format this year. Goldi was asked to save all the information for reconsideration next year.

There being no further business Gloria Williams moved to adjourn the meeting, second Dee Ruelas, the meeting was adjourned.

Respectfully submitted,

Dorinda Ruelas, Secretary
CVHOA Board of Directors