

COLONIA VERDE BOARD OF DIRECTORS MEETING  
AUGUST 8, 2007

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

President Joey Curtis announced that this special meeting of the CVHOA Board would not follow regularly scheduled board meeting agenda and turned the floor over to John Carlson to present and discuss the Simmons and Carnahan letters to the Board. John reported that the Simmons' issue with the paver and their driveway has been resolved and the Simmons and CVHO will all put up approximately \$200 each to redirect the water flow and the paver, Bates, will donate the rest of the cost which could be over \$500.00. The Board expressed concern that a homeowner interjected themselves into a CVHOA Contract situation. This is not acceptable and it is important that residents understand that doing so will create a personal liability. Letter from the Simmons attached to minutes.

John then presented Mr. Carnahan's letter and request for relief from rain water runoff around his home. While the Board acknowledges that there is a problem and has, in the past, authorized several alterations around his home to divert the water, it was noted that Mr. Carnahan has carpet in his garage that keeps the door from closing tightly and allows water to come into the area when there is a heavy rain. The suggestion to cut back the carpet to allow the door to close tightly was not well received by Mr. Carnahan and to date he has refused to do so. John and Bob Ferguson will schedule a meeting with Mr. Carnahan and report to the Board in September. The Board agreed that we will extend the ditch to west of his house but that he needs to cooperate and help himself. Letter from Mr. Carnahan attached to minutes.

The McCreight awning was next on the agenda, Joey stated that there were no drawings submitted with request, Ms. McCreight, who was in attendance, stated that she had submitted drawings with the request. Since half of the Board has not seen the awning it was agreed to table the issue until September. Letter from Ms. McCreight attached to minutes.

Jim Marsh addressed the Plaxco/Levy letters to the Board regarding several violations of CVHOA CC&Rs. Jim pointed out that the home was purchased and rented immediately and the owners are out of State. The Plaxcos (owners) seem to be trying to cooperate but it is very difficult with their renter, who appears to be running a business out of the garage and parking commercial vehicles on common property. A discussion on whether or not a business was being run out of the residence and the Plaxco's July 23<sup>rd</sup> letter and the Board's response followed. The board agreed that this was a highly visible situation and Brenda pointed out that we, as a board, have the responsibility to maintain the integrity of the community. Brenda made a motion that no commercial vehicles, except

those doing contract day work for a resident, were to be on common property. Gloria – second – passed. Letters from Plaxcos and CVHOA Board attached to minutes.

Ms. McCreight's daughter, Cindy, asked the board to revisit the issue of the awning and stated that Ms. McCreight had followed proper procedure and requested that the board take action now. Jim explained that we need to further investigate and will get back to her within ten days.

The issue of the commercial vehicle parked on common property, Mr. Hourscht, has been resolved and the vehicle is no longer in sight.

Mr. Gene Brown has requested permission to install a Graywater System that would empty onto common property. Bob reported that this requires a City Permit and installation by a licensed plumber. Further, it must be inspected by the city after installation and water must not pond. A discussion of the pros and cons followed and it was decided that we need more information to approve this request. Brenda made a motion that Bob write a letter to Mr. Brown requesting additional information, proof of permits, contract with licensed plumber to complete the work and a copy of the final inspection by the city, Gloria second, passed.

Outside garbage can storage was discussed. Jim Marsh recently drove the neighborhood and found approximately 15 violations. The CC&Rs are clear in stating that garbage containers are to be out of sight. Included in this discussion was the outside storage of other unsightly items. The board had decided in June not to take action against a resident with repeated outside storage violations until the rest of the community was reviewed. Violation notices will go out this week under Jim's signature for the Board.

Pool usage has become a concern. Residents are allowing family/friends/etc. that are NOT staying with them but live in the Tucson area, to use our pool. A discussion of our liability and responsibility followed. New residents Karen McMillian and Joan Gardner questioned the use of release forms and inappropriate pool use. They were given a brief history and advised that a one time only release was required for each guest. Brenda stated that our due diligence (release forms and signs) protects the association and limits our liability.

Gloria Williams and Bobbie Dexter presented a report on obtaining a Reserve Study Proposal for long range planning. (Report attached) After a discussion John Carlson moved that CID Reserve Studies, contingent upon a satisfactory response to questions regarding periodic updates, be selected to perform our long range plan study, second Brenda Beckman, Passed

Bobbie Dexter reported that the Rules and Regulations committee is moving forward and will be meeting again in September.

Karen McMillian, a new resident, voiced concern that she hadn't seen the landscapers in her area. She was advised to get in touch with Bob Ferguson, Landscape Chairman.

There being no further business Dee Ruelas made a motion to adjourn, Second Brenda Beckman, the meeting was adjourned.

Respectly submitted,

Dorinda Ruelas, Secretary  
CVHOA Board of Directors