

COLONIA VERDE BOARD OF DIRECTORS MEETING
MARCH 21, 2007

The meeting was called to order at 8:50 a.m. by President Joey Curtis. Those in attendance: Gloria Williams, John Carlson, Fred Hambly, Bob Ferguson, GJ Spilde, Dee Ruelas, Jerry Eccles for Jim Marsh and Brenda Beckman.

Bill Neathammer presented a report from the Long Range Planning Committee. He went over their mission statement and reviewed/presented the Board with a copy of the LRP committee's view as of 3/21/07. Board input included John Carlson updating the Board on the Tanque Verde/Sabino traffic relief situation; Gloria Williams had an example of a professional reserve study for HOAs and will send Board members the link. Joey suggested we read the LRP documents and discuss it next month. Brenda pointed out that one item pointed out by committee, the roof on the clubhouse, needed to be taken care of before monsoon season. Jerry will advise Jim of the urgency of this item.

Treasurer's Report: Gloria Williams

There is nothing remarkable or notable in the Feb. financials. Brenda Beckman made a motion to accept the Feb. Financials as presented / seconded by Fred Hambly, passed.

Secretary's Report: Dee Ruelas

The February minutes were sent out via email and correction received from John Carlson. Motion to accept as corrected by Gloria Williams/second Brenda Beckman/passed. Minutes from the Special CC&R meeting on February 26, 2007 were also sent out via email, the being no changes or corrections a motion to accept as written was made by Gloria Williams/second Fred Hambly, passed.

Manager's Report: JJ

JJ reported that pools needed to be cleaned after his absence. Three boys climbed the wall to the cold pool, broke a mirror, pulled towel racks off the wall and broke the lock. He has reported it to police and repaired all the damage. JJ also reported that AZ pipeline is installing a high pressure line in front of the storage lot. It will not affect anyone in CV. He is also working closely with the new landscapers on expectations. He has gotten lots of positive feedback from residents. Trash cans are all pulled.

President's Report: Joey Curtis

A meeting with the County Assessor has been scheduled for April 11, 2007 at 2:00 p.m. in the CV clubhouse to discuss property value increases and relief available. A notice will be in the Chronicle. Alene Schwartz, CV homeowner who worked in the assessor's office for many years, explained how value is calculated to the Board.

Vice President's Report: John Carlson

Nothing to report.

Landscaping Report: Bob Ferguson

Bob has been meeting with the new landscapers to make sure they know what is expected. He has asked them to do an inventory of dead and dying trees that he should have by the end of the month. John asked when are we going to get the automated irrigation controls in, Bob replied that the inventory would be done by the end of March and repairs begun. Trimmings will be picked up at the end of the day on Tuesdays. Trees infested with mistletoe are being trimmed. Requests for rock are being consolidated and Bob will contract for it later this month. Dead palm branches are trimmed in July.

Club House Report: GJ Spilde

March 9th Spring Has Sprung buffet was attended by 50+ people. The Women's group enjoyed a Spruce up your Patio talk by Annette Green. Next buffet is April 14th and the next women's group meets April 16th for "Breakfast at a Beastly Hour" at the zoo. The women's club would like to have an unbiased talk by a speaker from the League of Women Voters about the upcoming elections. The Board saw no problem with that.

Architectural Control: Jerry Eccles for Jim Marsh

A letter to place a container on a resident's driveway was sent to the Board after it was in place. The Board will review policy on this matter and address in the Rules and Regulations that are currently being worked on. There was a request from L. Bankson to paint her home John Carlson moved that we approve her request/Gloria Williams second/passed. Several violations by one homeowner are currently under investigation. A letter has been sent to them.

Legislative: Brenda Beckman

The Amended and Restated CC&Rs for CV were approved by the membership on February 26, 2007. The document has been recorded with Pima County and we are now operating under the new CC&Rs. Official copies of the document will be available when we receive it from the Recorder's office. Now that the new CC&Rs are in place the next task is developing a set of Rules and Regulations for CV that is in line with current law and compatible with our CC&Rs. Parking rules have been a significant issue in CV and Brenda presented the third draft of this document. After much discussion the Parking Rules will go back for a fourth draft to be included in the new Rules & Regulations being written. Brenda brought up the distribution of Escrow Accounts under the new CC&R's provision to eliminate them totally. She made a motion to approve the return of escrow funds to the homeowners and responsibility for do so be assigned to the CVHOA Treasurer/second Dee Ruelas/passed.

Paving: John Carlson

Schedule is in place. There are a couple of water problems that he has discussed with JJ and they will be taken care of.

Pools/Utilities: Fred Hambly

JJ covered most of it in his report, Fred went over the vandal problem again and John stated that he had seen unaccompanied non resident guests in the pool three times in the last month and wanted to know if people were registering their guests with the office and having them sign the release form. Fred said he would look into that. Some concern that the walls around the pools are not high enough was brought up and Fred will also check that out. A request to use our pool by a swim team was denied.

New Business:

The clubhouse will be used as a polling place on Sept. 11th and Nov. 6th, 2007.

Goldi reported that there have been many positive comments from homeowners about the new landscapers.

Several homeowners and board members have witnessed people that do not live in CV acting inappropriately in the neighborhood i.e. parking for long periods of time in private cull de sacs, using a homeowner's hose to take a bath, trying gates to see what was open and evidence that someone had been sleeping on unlocked porches. It was suggested that a warning be put in the Chronicle, lights be left on at night, and if you witness someone/something, call the police.

Alene Schwartz made a presentation to the Board on behalf of the By Law and Rules & Regulation Committee. Work has begun on this project and input from each Board member on their area of responsibility is needed by next month's meeting. Be sure you are in compliance with current legislation concerning HOAs. Board members were advised by Alene to consult the new CC&Rs and reference them when they supported a By Law or Rule. Alene will have a draft by the May Board meeting and the committee will work on it through the summer and have the final document ready by October.

Jerry asked if the new CC&Rs could be sent to the web site. Brenda advised that we need to wait for the recorded copy so the proper documentation is visible.

There being no further business the meeting was adjourned.

Respectfully submitted,

Dorinda Ruelas, Secretary
CVHOA Board of Directors