

COLONIA VERDE BOARD OF DIRECTORS MEETING
MAY 16, 2007

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

Treasurer's Report: Gloria Williams

Gloria reviewed the P/L Statement, Balance Sheet and P/L vs. Budget for April. She noted that there are some items on the Balance Sheet that will need to be cleared, (they were created when the books were set up in 1999 and have no detail to support them). Dee Ruelas made a motion to accept the April Financials as presented / seconded by John Carlson, passed. Gloria reported that all 169 homeowner's deposits have been returned. Any past due amounts were withheld before funds were returned.

Approval of minutes/Secretary's Report: Dee Ruelas

The April minutes were sent out via email. There were two corrections/ changes. Motion to accept as corrected by John Carlson/second Gloria Williams/passed.

Manager's Report: JJ

JJ reported he is working on the cold pool and it is ready for use. Paving will begin in June and there are a few problems that will need to be cleared before it starts. He is still waiting for some quotes to redo the clubhouse roof and will report on that next month. He is working with Otis and pulling overgrown trees and shrubs. The irrigation system on the Sabino side has been repaired, set on a timer and the controls locked to prevent tampering. Manager's detailed report is attached to minutes.

President's Report: Joey Curtis

Joey reported that the letter to the homeowner whose houseguest vandalized the cold pool had been sent, as approved at last board meeting, and payment was received. She also shared a letter she had received from the Bair's at 2454 NCVV regarding the unsightly mess behind the plaza across from their home.

Vice President's Report: John Carlson

Nothing to report.

Landscaping Report: Bob Ferguson

Bob reported that many of the trees in CV have mites on their leaves and this can be solved by spraying down the leaves with water. Because of the lack of rain this Spring, many of the trees are developing brown spots which indicate they need watering, he asked that residents give trees a good soaking when possible in the common areas to help save our trees.

Club House Report: GJ Spilde

July 4th BBQ is the next scheduled community event. The Newcomer's Open House is scheduled for Oct. 12, 2007. GJ presented quotes for cleaning the three area rugs in the clubhouse and made a motion that we accept the bid from Sunrise Carpet and Upholstery/second Fred Hambly/passed. Lucy Olwine presented three quotes for painting the inside of the clubhouse. John Carlson made a motion to accept the middle bid of \$3285.00 from Color Rite Painting, LLC and to have the work completed when the roof was repaired/second Fred Hambly/passed.

Architectural Control: Jim Marsh

The deposit check for Ms. Bingham's estate sale was being held pending board discussion as to whether or not she had followed the rules. Ms. Bingham addressed the board and pointed out that she had confined the sale to her property. The board thanked her for her time and agreed to take the matter to closed session. The homeowner at 7268 ECVV has requested that the walk be repaired. JJ will be asked to look at it and repair if possible. We have a resident who is parking commercial vehicles on common property, storing toiletries in full view on window ledges, and not properly maintaining the outside of their home. This will be further discussed in closed session. Jim asked for volunteers for the Architectural Committee.

Legislative: Joey Curtis for Brenda Beckman

Eighty eight copies of the new CC&R's still need to be delivered to residents. The board agreed to hand deliver those that we can and the rest will be mailed by the end of the month.

Paving: John Carlson

Schedule is in place. JJ needs to fix the wash where sand is running into the street. John will remind him again.

Pools/Utilities: Fred Hambly

Fred advised that homeowner's guests/visitors are signing the hold harmless agreement as required. A discussion of exactly what documentation is needed to cover the HOA in case of an accident followed. A motion was made by Gloria Williams that we modify the pool guest rules to state that minors must be accompanied by a resident and that adult house guests may use the pool unaccompanied by a resident if they (the guest) sign the hold harmless agreement and the homeowner gives permission, in writing, for them to use the pool to the HOA office/second Fred Hambly/passed.

Old Business:

Alene Schwartz reported that the Rules and Reg's committee has met twice to work on updating. She cautioned that enforcement will be difficult if the CC&R's that give authority for enforcement are not referenced in every rule. She has committee reports but asked that some Committee chairs go back over and reference the CC&R's. Carolyn Goldschmidt is working on revising our By Laws to be in line with CC&R's.

New Business:

Dr. Fuller, who has a dental practice in the shopping center that borders the south side of CV, addressed the board about concerns he has with the homeless people setting up camp behind his building. He wanted to let the seven residents that live along the south side of Camino Bacelar know what was happening behind their homes and obtain their agreement to install flood lights on his building to make the area less desirable. Mr. and Mrs. Schwartz were the only residents affected in attendance and they were very pleased with and supportive of Dr. Fuller's plan.

Burt Lubliner addressed the board about the possibility of a traffic circle at the head of Camino Valle Verde and Camino Bacelar. He has discussed it with the City and the cost would be about \$8,000.00. Council member Carol West has agreed to put this in her budget for the coming year but we will need to get the majority of residents to agree to this in writing. We will need the cooperation of the shopping center too. John Carlson made a motion for Burt to proceed with this issue with the City, Carol West and to inform CV residents of the issue /second Fred Hambly/passed.

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

Respectly submitted,

Dorinda Ruelas, Secretary
CVHOA Board of Directors