

COLONIA VERDE BOARD OF DIRECTORS MEETING  
NOVEMBER 21, 2007

The meeting was called to order at 10:00 a.m. by President Joey Curtis. Those in attendance: Gloria Williams, John Carlson, Bob Ferguson, GJ Spilde, Dee Ruelas, Annette Green.

**Treasurer's Report: Gloria Williams**

Gloria reviewed the P/L Statement, Balance Sheet and P/L vs. Budget for this fiscal year to date. She advised that the office expenses are over budget because of the expense incurred preparing copies of all the revised governing documents for each homeowner. She reported that we have two properties in Bankruptcy and our attorneys are filing all the proper paperwork to protect the community's interest. Additionally one other homeowner is in arrears and collection efforts are on going. She and her financial committee are putting the final work into the 2008 operating budget and will have it ready for the December board meeting for approval. Bob Ferguson made a motion to accept the Year to Date Financials as presented / seconded by Dee Ruelas, passed.

**Approval of Minutes/Secretary's Report: Dee Ruelas**

The October minutes were sent out via email. There were no corrections/changes. Motion to accept by Annette Green/second Gloria Williams/passed.

**Vice President's Report: John Carlson**

No report.

**President's Report: Joey Curtis**

Reminded everyone to have their annual reports in to her or the office by 11/30/07.

**Landscaping Report: Bob Ferguson**

Bob reported that a new procedure for taking care of Landscaping requests and problems will be ready by the end of the year. He is putting together a committee to help him respond to homeowners and will have a presentation for the December Board meeting. It is his hope that people will be given dates and times, in writing, that their requests will be taken care of. Karen MacMillan asked about a follow up procedure to the requesting homeowner and Bob replied that the committee would do "the paperwork". Karen volunteered to be on the Landscape committee and be the person responsible for responding to homeowners. Her offer is gratefully accepted by Bob.

**Club House Report: GJ Spilde**

GJ reported that the CVWA held their Nov. Board meeting Oct. 30, 2007 and sent a letter to the shopping center management asking for appearance improvements. GJ reminded everyone that clean up help after the monthly buffets is still \$60.00 and is paid from the \$2.00 collected from each person at the door. The cleaning person needs to be notified a few days before the buffet. Susan Marsh moved out of the community and resigned as CVWA president. Bobbi Dexter will fill in as President until Feb. 2008 when the new

board takes over. New officers are outlined in GJ's written report. Hosts for the Nov. 9 fall buffet were Kate and John Carlson and Ginger and Fred Hambly. 32 people attended. The Nov. 19<sup>th</sup> CVWA coffee was attended by 16 people. Following the business meeting there was a demonstration of Cardiac Resuscitation. Thirty people attended that portion of the meeting. See attached report for more detail.

**Architectural Control: Annette Green**

Annette reported that one resident had requested permission to paint their house the same color it presently is and permission was granted and documented. The residents of 2552 NCVV had requested permission to install a TV dish in a spot visible to neighbors. Annette suggested a concealed roof location and that was accepted by the resident and the installation company.

**Legislative: Brenda Beckman**

President Curtis reported that Brenda was in a plane trying to get out of Detroit at the present time. She had nothing to report that couldn't wait until the Dec. Board meeting. President Curtis also stated that Pool/Utility Chair, Fred Hambly was in Chicago for the Thanksgiving holiday.

**Paving: John Carlson**

We have spent all the funds budgeted for paving this year. John does not anticipate any further problems with flood control for the remainder of the year.

**Pools/Utilities: Fred Hambly**

See Legislative report above.

**Old Business:**

The reserve study is completed by CID's professional engineer and the report is posted on CVHOA website. Gloria outlined the report and stated that based on the age and condition of the physical plant we should have about \$400,000.00 in reserve. The engineer acknowledged that the reserve figure would not be probable and he suggested we closely monitor deterioration and put things in order of priority. Bill Neathammer suggested we give an explanation of how this will be accomplished. John Carlson asked what major projects we are expecting next year.

Alene Schwartz wanted to know how operating budgets are approved. Dee Ruelas, past Treasurer, responded that they are presented to the Board, after consultation with the financial committee, by the Treasurer for approval in November or December of the current year, the Board moves to accept or reject the budget for the coming year. If accepted it is sent to each homeowner in January of the next year.

Alene also asked if we have to give out the reserve study. Gloria replied that it is on line as previously reported and that it, by law, will be given to all perspective home buyers in Colonia Verde along with other mandatory documents.

## **Manager's Report: JJ**

JJ came into the meeting at this point. His monthly activity report is attached. He was asked a few meetings ago to obtain a pool deck inspection, when asked if this had been accomplished he admitted he had not contacted the contractor as requested by the board but it was on his list. Additionally, the project by the Dexter home has not been completed either, but he will get to it.

## **New Business:**

Bill Neathammer requested time to address the board about documentation. He stated that he believes the Board is acting in the best interest of the community. The revised governing documents are in place and he believes it is very important that there is good documentation. The board needs to respond in writing to all requests whether verbal or written. He further believes that if a management company is engaged the contract should state that everything should be in writing. He stated that all meetings should be documented for a paper trail in the future. President Curtis agreed that all requests and responses should be in writing, no matter what they are. Burt Lubliner further lobbied for documentation.

Bryan Schwartz then asked a question about what happened with the dog that was loose in the community last month. President Curtis replied that the renter and their dog moved out of the community.

Dee Ruelas gave a nominating committee report, see attached. She asked the board what they thought about a meet the candidate night. Comment from the floor from Burt Lubliner who said he liked the idea and Jack Olwine said he thought the community should get to know the people running. A discussion followed regarding this matter and most people in attendance would like to have this meeting. Burt suggested a moderator with prepared questions.

Another matter of new business was presented by Burt Lubliner, he would like to see governing document violations published in the Chronicle if homeowners don't respond to initial notification of violations. The board will leave this matter to the new board to discuss.

Bill Neathammer again thanked the board for their service and hard work.

Alene Schwartz also thanked the board and pointed out that if all the people that were here earlier really cared about what was going on in this community, they would still be here to see how the board operates.

Note from recording secretary: Only 12 people out of the 60+- that attended the earlier meeting stayed for the regular monthly board meeting. Among those twelve only one of the candidates for the board, Bryan Schwartz stayed.

There being no further business John Carlson moved to adjourn the meeting, second Dee Ruelas, passed - the meeting was adjourned.

Respectly submitted,

Dorinda Ruelas, Secretary  
CVHOA Board of Directors