

COLONIA VERDE BOARD OF DIRECTORS MEETING
OCTOBER 17, 2007

The meeting was called to order at 9:00 a.m. by President Joey Curtis. Those in attendance: Gloria Williams, Fred Hambly, Bob Ferguson, GJ Spilde, Brenda Beckman, Annette Green.

Treasurer's Report: Gloria Williams

Gloria reported that over the summer we found CVHOA had a safe deposit box at Wells Fargo. The only persons authorized to access the box were three past Board members. It contained original CCRs, and Articles of Incorporation, some old by laws and the title to a trailer. All the documentation was moved to the office safe. Gloria made a motion to close the box and keep the documents in the office safe. Brenda was concerned about the fire rating of the safe, so the motion was amended to say that if we can verify that the office safe has a satisfactory fire rating we will close the safe deposit box. This was seconded by Brenda and approved by the Board. (Subsequent to the meeting we found that the safe does provide fire protection, therefore we will initiate closure action).

Gloria met with Kim Schnell of H&R Block on Oct 9th to go over required General Ledger entries for 2006 and 2007. Kim agreed that additional entries were required to close 2006 correctly. She also advised us on how to clean up some old line items (Prepaid dues & Member deposits payable) on the Balance sheet. The balances in these accounts were unsupported by any known documentation. Kim said that by using Association Monthly dues as the offsetting account we will not increase our tax liability. All entries have been entered in QuickBooks, and the statements are looking good.

We then reviewed the Income & Expense Statement, Balance Sheet and Income / Expense vs. Budget for this fiscal year to date. We are currently ahead of budget projections, although we are still not operating in the black for this year. The income from the Long Range Planning fee continues to make the income position look better than it actually is. Brenda Beckman made a motion to accept the Year-to-Date Financials as presented /seconded by Fred Hambly, passed.

There is one serious delinquency to report. One home homeowner owns two properties in CV and is about 4 months delinquent on both. There is a bankruptcy involved with one house. The owner quitclaimed both properties to her daughter, and then quitclaimed one back to her name. Liens have been placed on both homes and the situation is being reviewed by our attorney.

Joey brought up a request received from a home owner to have financial statements posted on the webpage. There was some discussion on the issue. Many people felt that we should be working toward this, but others, including some homeowners attending the meeting, felt that it was not a good idea. Gloria felt that the statements created in QuickBooks do not do a good job of showing a separate Operating Budget and Reserve Account Budget. We agreed that in the short term we would simply add a statement to

the website advising visitors that financial information would be made available on request. Gloria will provide the requested data to the home owner who had submitted the request.

Manager's Report: JJ

We had a key break off in a lock at the pool, but Ace was able to reconstruct a new key.

A renter owns two pit bull dogs. One of the dogs has gotten out of the yard at least twice (Oct 1st & Oct 8th) and attacked dogs on the street. They were separated with no injury to dog or person. Animal control was contacted both times. Animal control has requested proof of registration and shots from the owner. Since the homeowner is the same one who is declaring bankruptcy and not responding to any correspondence, it is difficult to deal with the situation. We discussed possible actions the Board might take, including banning aggressive dogs. Brenda pointed out that the Board does have the ability under the current CCRs to decide whether a particular pet can be considered a nuisance. This is a potentially dangerous situation and we decided that it would be prudent for the President to contact our attorney on what action the Board should take.

JJ provided additional information requested by Dick Merkel from CID Reserve Studies. This consisted primarily of measurements of cul de sacs & pathways, along with some other maintenance details.

Joey asked about the pool deck inspection, which she believed to be an annual requirement. JJ said he had been told every 3 to 5 years was enough. Joey requested that he have request the inspection again, since that was how the original proposal was made to the Board.

Manager's detailed report is attached.

Approval of minutes/Secretary's Report: Gloria Williams for Dee Ruelas

The September minutes and the October 10th minutes for a special meeting to discuss Rules and Regulations were sent out via email. There was one correction/ change on the Sept 19th minutes. Motion to accept as corrected by Fred Hambly/second Brenda Beckman/passed.

President's Report: Joey Curtis

Joey received a resignation letter from Jim Marsh, who is moving back to Kansas City. Annette Green has agreed to fill the vacancy created by Jim's departure for the remaining 4 months of this term. Brenda Beckman moved to approve the appointment of Annette Green/ seconded by Gloria Williams/ approved by the Board.

Memorial trees – previously memorial trees had been placed under the authority of the CV Woman's Club, but this arrangement proved to be cumbersome and not very responsive to homeowners. Joey proposed to appoint a one person committee (George

Keyes) to coordinate with requestors and Landscaping Chairman. He is very knowledgeable and has agreed to perform the function.

Landscaping Report: Bob Ferguson

Bob reported that pine trees are dying citywide as a result of the 5 year drought. There are a lot of pine trees in CV. Without additional watering, we will probably need to replace these over time. Watering would be extremely costly. Other than mesquite and Palo Verde, there are two other trees recommended for arid areas: lysiloma and ironwood. These smallish trees need no other water than seasonal rains. Bob estimated that there are probably 5 pine trees that should be taken out now, and maybe 100 total pines throughout the property.

Joey asked about a letter of complaint received from a home owner. Since the complainant is also a Board member, Bob agreed to follow-up with a response outside of the Board meeting.

Bob also made a motion to formally name the members of his landscaping committee for Board approval. They are Phil Purtell, Don Skaggs, & Ray Raimondi. This was seconded by Brenda Beckman and approved by the Board.

Club House Report: GJ Spilde

GJ reported that she and Susan Marsh completed the Clubhouse / pool house inventory and submitted a budget estimate for 2008. Over 50 people attended the October Newcomer's Buffet. At the October 15th CVWA Coffee, Rick Mayfield gave a talk to the 8 attending people and prepared mixed bouquets for all who attended. Nancy West and Jean Ferguson served as hosts for the coffee and refreshments. The topic for the Nov 19th meeting is a demo and talk about cardiac resuscitation. The next buffet will be November 9th.

Susan Marsh submitted her resignation as CVWA President, since she and Jim are relocating. The Board will send letters to Jim and Susan to thank them for all their efforts in supporting CVHOA.

Architectural Control: Annette Green

Annette said that Jim Carnahan and a couple of others would be going around to do some follow up on trash can violations. Trash can screening is a "work in progress".

We received a request to install a satellite dish at 2552 NCVV. There was no drawing attached, but the request was for placement at the end of a beam that projected from the roof. We considered asking for placement on the roof, but Emil Bair looked at the location and felt that placement at the spot requested would probably be OK. Annette had not had time yet to look at the location herself, so she said she would check it out in person before responding. A discussion followed about the locations of satellite dishes and the type of wire that is used for cable & dish installations. Annette warned that pack rats like to chew on the wire, but that there is a type of wire that is pack rat resistant. It was suggested that this be mentioned in the Chronicle, so residents know that they need to ask for the special wire.

Legislative: Brenda Beckman

Brenda gave a brief recap of the multiple changes in both state laws and CCRs that have caused us to revise our CVHOA By-Laws yet again. There are two steps in the approval process for By-Laws, first the Board must approve and then the membership must approve. The Board approval step happened in June. Now the ballot has been mailed for the members to approve. An election meeting is scheduled for November 1st. Brenda encouraged everyone to send in their ballot as soon as possible, so that we get a good representation from the members.

After the CCRs and the By-Laws, the next level of governing documents that needed to be revised or written are the Rules & regulations. Some existed in the past (such as Pool Rules and Clubhouse Rules) but needed to be updated. Others rules existed only as decisions from past Board meetings, and had not been collected into one place for easy reference by members. Some had not been written down at all. After much work in writing and review, the committee presented a collection of rules to the Board at a special meeting on October 10th which the Board approved. In addition to those rules, Brenda added a rule which had been written by a past Board, but was not covered at the Oct 10th meeting. It related to Board response to anonymous correspondence. It basically formalizes the Board position that we respond to the needs and concerns of our members. If correspondence is received anonymously, there is no way to verify that it is from an actual member of CVHOA, therefore the Board will not respond.

Brenda wanted to thank the individuals who worked to get the By-Law ballots mailed out: GJ Spilde, Joey Curtis, Bobbe Dexter, & Gloria Williams

Brenda showed an example of a book that will be provided to members containing all the governing documents. The books should be ready to hand out at the November 1 meeting. Brenda didn't stop to list all of the people who contributed to the new guidelines, but wanted to take time to particularly thank Alene and Bryan Schwartz for leading the effort in making it come to fruition.

Pools/Utilities: Fred Hambly

Nothing unusual at the pools. We have had two hold harmless agreements submitted.

Old Business:

Reserve study - Gloria Williams reported that Dick Merkel had received all the additional data he had requested and will be contacting him to find out when we can expect a draft report.

Shopping Center complaint – Joey had revised the text of the letter to complain about health, safety and appearance of the shopping center. Brenda Beckman moved that the Board approve the text. Fred Hambly seconded, Board approved.

New Business:

Storage Lot. The lot is currently full. There is one person who is an owner in CV, but not a resident. We have never enforced the policy that only residents can use the lot. Should we now pursue enforcement of the resident only rule? Brenda Beckman made a

motion that we write to the owner and request that the vehicle be removed from the lot in 30 days. Fred Hambly seconded and the Board approved.

Joey asked for opinions on how the format of the Newcomers Buffet was working. Some did get questions and make contacts, but many felt the format was restrictive. Joey said she would work on an after action report for next years Board to consider before the next Buffet.

Joey Curtis opened the meeting for comments from guests. Ann Ritter had a concern about the condition of a neighboring home which has both maintenance problems and landscaping problems; specifically a desert broom inside the patio wall that is nearing bloom and will cause a mess in the future if not dealt with quickly. Annette Green agreed to take a look at the architectural issues.

Joey passed around a note received by Goldi from a home owner. The note was a rude and thoughtless complaint. Please bear in mind that there is a right and wrong way to address a complaint. Rudeness is seldom effective and often hurtful.

There being no further business Gloria Williams moved to adjourn the meeting, second Joey Curtis, passed - the meeting was adjourned.

Respectfully submitted,

Gloria Williams
For Dorinda Ruelas, Secretary
CVHOA Board of Directors