

COLONIA VERDE BOARD OF DIRECTORS MEETING
SEPTEMBER 19, 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, Brenda Beckman.

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 we are currently ahead of budget projections but there are a number of expenses, especially with Landscaping, that will "catch up" the budget. She also noted that the income from the Long Range Planning, \$16,800.00 was not budgeted last year as it had not been approved by the membership, was making the bottom line look better than it was. She has a meeting scheduled with H&R Block next week to get advice on clearing the Balance Sheet problems that were created at the inception of the Quick Books Program. John Carlson made a motion to accept the Year to Date Financials as presented / seconded by Brenda Beckman, passed.

Approval of minutes/Secretary's Report: Dee Ruelas

The August minutes were sent out via email. There was one correction/ change. Motion to accept as corrected by Gloria Williams/second GJ Spilde/passed.

Secretary Ruelas read the following items into the minutes: (1) Over the summer the Zonnefeld issue was put on hold by the board via phone survey until violation notification was given to other residents regarding items stored outside their residents so there was no sense of discrimination. (See May and June CVHOA Board Meeting minutes) (2) A letter was sent to Mike Levey, approved by the board via e-mail survey, that no signs, commercial or otherwise are allowed on common property whether on a car or in the ground, etc.

Vice President's Report: John Carlson

John reported that a check on the Carnahan residence during a recent rain storm revealed that it appears the problems of water flow around the home has been solved. John brought up Prop. 200, which is on the November ballot, and how it will affect HOAs.

President's Report: Joey Curtis

Joey reported that Jean Ferguson has agreed to take over the New Comer's Committee. The annual Open House is scheduled for Oct. 12, 2007. Each Board member is expected to man a table and provide "finger food" for the attendees. Bobbie Dexter is sending special invitations to all new residents. Oktoberfest is the theme.

Landscaping Report: Bob Ferguson

Bob reported that the landscapers have gotten behind schedule because of the heavy storm damage this year. JJ is suppose to authorize the 4th man coming on the team to get the work done and Bob will remind him that it is time for this to happen. Brenda and Dee noted that the weekly clippings that residents put out are not being picked up in a timely manner in a few areas and Bob will speak to the landscapers about this issue. Bob reported that we seem to have mysterious tree deaths in the common areas, some are most likely from old age but some of the younger trees appear to be struggling too. Bob advised that it is very import when planting vegetation that the caliche is broken through to allow the roots to spread out. Burt Lubliner suggested a note be put in the Chronicle advising residents of this important step in planting. John Carlson noted that it is time to cut back the irrigation time on common property as the days are cooler. He also asked Bob to remind the landscapers that trees and shrubs need to be trimmed back from walkways and drives. Bob advised that rock will be going into ten or eleven homes this week.

Club House Report: GJ Spilde

GJ reported that the July 4th BBQ (110 degree heat) was attended by 37 people. Thanks to Jack Olwine and John Whiton for manning the grills and Jean Ferguson for cleaning those grills. Painting the clubhouse and cleaning the carpets is completed and went well. Silverware and water glass supply has been increased and wine glasses are now in the kitchen as well. The piano will be tuned by Oct. 1, 2007. The Women's Group will begin meeting again on Monday October 15th at 9:30 a.m. There will be a speaker from Mayfield Florist. Termite activity has been found in the clubhouse and we have obtained three estimates for treatment. John Carlson made a motion that, after GJ has some defining questions answered by one of the bidders, she and JJ make the decision as to which company to hire – second Fred Hambly – passed. It was agreed by the board that once the treatment is completed the cost of an annual inspection should be included in the budget and JJ is responsible for scheduling it.

Architectural Control: Joey Curtis for Jim Marsh

Jim's response letter to Mr. Gardner was discussed. (trash can violation) It was agreed that while the content was correct, Brenda would do a rewrite and "soften" it a little. Brenda reported that the Enforcement Committee of the Rules and Regs Committee has suggested that we try to handle situations a little more gently – person to person instead of coming down hard initially. The board was in agreement on this issue – after all we are Neighbors. Most of the 15 people that received violation notices have complied but we still have 3 or 4 who haven't.

Legislative: Brenda Beckman

The new By-Laws were approved by the board via E-mail prior to June 25, 2007 and the board is now operating under their guidelines. Brenda passed out an article from the Arizona Daily Star regarding lawmakers limiting HOA's control over their neighborhoods. See attached. The Rules and Regulations Committee has been working all summer to bring this project to fruition. (Alene Schwartz and Brenda Beckman, Co-Chairs, Burt Lubliner, Gloria Williams, Bobbie Dexter, Mark Brooks, Sue Carter, Dee Ruelas, Joey Curtis, and Brian Schwartz.) It is important to have things down on paper to serve as guidelines for the community's successful operation. Brenda provided a progress report (attached) it is expected that the Rules and Regulations will be ready for Board review at a special meeting on Oct. 10th at 9 a.m.. It is hoped that this will provided valuable information for new residents and clarification for existing residents. Brenda offered to conduct educational sessions for residents if an interest is expressed. An article will be published in the Chronicle to give residents an opportunity to request further information.

Paving: John Carlson

The flood control measures implemented earlier this year seem to be working. There are still some projects JJ needs to take care of along these lines and John will remind him again. The July 6, 2007 letter from LaDonna Carlton was discussed (bricks around her cul-de-sac). We will have JJ get estimates for this project, as well as all the other cul-de-sacs in the community that are not bricked, and will try to work it into next years budget. Goldi will send her a letter advising this. John reported that the water flow issue at the Simmons residence was resolved by the pavers with no expense to the HOA or resident.

Manager's Report: JJ

JJ is planning on doing brick repair for the last three months of the year. He has two outdoor lights to install this week and that project will be complete. He met with the Reserve Study representative, hired by the committee, yesterday and went over the entire property with him. We have had some issues with homeless people in the area again. The police have been notified. JJ suggested that an information article be placed in the Chronicle to alert residents. Goldi will write an article. There was an issue at the pool with a young man who said he was a resident's grandson. JJ and Fred Hambly spoke to the young man and told him to leave the property. His Grandmother was contacted who advised that he does not live here, that she does not want him here and that if he is observed here again to call the police. The Grandmother also advised her Grandson that he is not to be on the property. JJ has had a lot of storm damage to repair from the Monsoons and he will adjust the irrigation system for the change in temperature. Manager's detailed report is attached to minutes.

Pools/Utilities: Fred Hambly

Except for the incident with the young man mentioned in Manager's report, everything is going swimmingly! We usually start heating the pool the middle of September. Currently the pool is at 88 degrees and JJ will monitor and turn the heater on as the situation warrants to maintain a comfort level for swimming.

Old Business:

A discussion of the Birnbaum communications was initiated by Joey. Goldi advised that Mrs. Birnbaum's attorney (her son) had called the office and advised that they did not wish to attend a Board meeting to discuss her issues, but rather wanted the Board to assemble at Mrs. Birnbaum's house to discuss the matter of her plantings on common area, and bills for work on common area that she did not have permission to do. The Board will not respond again, see letter of August 31, 2007, until something in writing is received. The Board will contact our lawyer as appropriate if/when written request for meeting is received.

Mr. Diamond's e-mail regarding the security in the neighborhood article in the Chronicle was addressed. He feels that the Board has unnecessarily caused concern in the neighborhood by stressing security and vigilance, and has requested a retraction of the article. The Board's consensus is that we have an obligation to inform the residents and that the article was in the best interest of the community (see Manager's report). Joey will send him a response that the Board will not retract the article and acted properly in this matter.

Gloria Williams and Bobbie Dexter advised that a Long Range Planning Committee report was in each Board member's file. CID was selected to formulate a plan and Mr. Merkle of that company was on site yesterday. His recommendations will be forthcoming.

New Business:

New resident, Tom Gardner, contacted our webmaster, Dennis Davis and suggested several changes to our website. A discussion of those items followed and John Carlson made a motion that we not post real estate for sale or rent information on the website, Gloria Williams second, passed. Additionally the Board will not post monthly meeting minutes until approved.

Resident Gene Brown, who was Chairman of the Board and CEO of ADT in the 80's, has offered to hold community meetings to help resident's protect themselves and their possessions. An article will be inserted in the Chronicle to see if there is any interest.

CV resident Mr. Bair has contacted the CV Shopping Center management company and the Tucson Department of Neighborhood Resources regarding the mess behind and around the shopping center to the south of CV. President Curtis proposed that the Board get behind Mr. Bair's efforts on behalf of the community and write a letter to each entity and circulate a petition among residents to be included with the letters. The board concurred and she will send out a draft of these letters to the board for consideration at the next board meeting.

President Curtis announced that Marjorie Lubliner has agreed to attend all estate sales held in CV and report to the Board if something is not being done in compliance with the CC&Rs that would require the retention of the deposit paid at the time the sale is registered with the CVHOA office. The Board expressed their appreciation for this service.

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

Respectly submitted,

Dorinda Ruelas, Secretary
CVHOA Board of Directors