

SPECIAL BOARD MEETING  
COLONIA VERDE BOARD OF DIRECTORS MEETING  
OCTOBER 10, 2007

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

President Curtis announced that this was a special meeting of the Board to review and finalize the new Rules and Regulations for Colonia Verde as recommended by the Rules and Regulations Committee.

**Architectural Rules**

Accepted as presented with the addition that: for sale homes should be inspected and a list of any noncompliance issues sent to the current home owner and the potential buyer. See attached.

**Clubhouse Rules**

The existing clubhouse reservation procedures will be added to these rules and alarm instructions will be noted on this sheet as being attached to keys changing the wording on item #4. Item #3 on this sheet will include the words "Paid By Check". See attached. Under Private Clubhouse Use, item 9 & 10 wording was changed. See attached.

**Landscaping Rules**

A section on Memorial Trees will be added to item #8 as a subtitle. See attached.

**Nomination and Election of Board Members Guidelines**

The words "unit owners" will be replaced by the word "members" throughout this document. See attached. A discussion of what constitutes a member followed.

**Outside Storage Lot Rules**

Reword #7 to include the words "not normally". A minor revision to the application form adding the words "or designee" to the signature line was made. The words "or their designee" was inserted after the words "Board of Directors" in the opening paragraph. See attached.

### **Parking Rules**

Under item #5, c. add “without Board approval” to the end of the sentence. Item #6 add the words “if space is available “ following the words “parking area in the initial paragraph. Item #8 put the word “short-term” in front of the word “guests”. See attached.

### **Pool Rules**

Eliminate the second copy of the Acknowledgement Receipt and designate at the bottom whose copy it is by checking either Member Copy or File Copy. On the Hold Harmless Agreement eliminate the upper portion lines for guest name and signature. Under General #1 the words “temperature will be maintained in accordance with similar pools in the area”. Item #6 title to be Smoking and Drinking. See attached

### **Signage, Flag and Other External Display Rules**

The only change is adding a line space between #8 and 9. See attached.

### **Utilities and Service Rules**

No Changes. See attached.

### **Yard, Garage & Estate Sale Rules**

Under #1 add the words “or their representative” after “The unit owner” in the first line. See attached.

### **New Business**

Brenda presented a draft of Protocol for Education, Conciliation, Mediation & Enforcement of Rules & Regulations that was compiled from Bobbie Dexter and Mark Brook’s efforts as the enforcement committee for the Rules and Regulations Committee.

Brenda stated that she had added a statement about Board members avoiding conflict of interest in situations they are involved in by abstaining from a vote on such a matter.

It was agreed that the document was too complicated, restrictive and created too much work for the board. The document will go back to the Rules & Regs committee for rework and shortening.

Joey Curtis then made a motion to approve the Rules and Regulations as revised and amended today, Dee Ruelas second, passed.

Page 3 Oct. 10, 2007

Jim Marsh then made a motion to rescind all old Rules and Regulations for CVHOA and replace them with the new Rules and Regulations passed today, John Carlson second, passed.

Brenda then presented a binder containing all the CVHOA governing documents, CC&Rs, By-Laws, Rules and Regulations, and a Landscape schedule map with dividers and pockets for other CVHOA information. The cost was discussed and it was agreed to get a few more estimates before moving forward with all the printing and purchasing of binders. It was agreed that each unit would be entitled to one binder at no cost and any additional requests would be charged what ever the cost per binder is determined to be.

A discussion regarding passing by the general membership of the By-Laws approved by the Board in June of 2007 resulted from the binder discussion. It was agreed that we could not wait until the Annual meeting in February 2008 to begin operating under these new By-Laws. We will prepare copies of the new By-Laws for all members and mail them, along with a ballot to approve or disapprove, that can either be mailed to the CVHOA office or turned in at the Special Meeting on November 1, 2007 at 10:00a.m. This is in accordance with the existing By-Laws requirements for amending the By-Laws. Goldi will be asked to have our printer make 250 copies of the By-Laws and have them three hole punched to fit into the new binders.

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

Respectly submitted,

Dorinda Ruelas, Secretary  
CVHOA Board of Directors