

CVHOA BOARD MEETING  
MINUTES  
December 16, 2008

The meeting was called to order by Mike Zonnefeld President at 4:00 PM.

Board Members present were: Mike Zonnefeld , President, Ron Sipp Treasurer, Mindy Faulkner, Lenci Loring, Nancy West, Bob Ferguson, Bill Carter. Ryan Wiedebush and Bill Neathammer were not present.

MSC Previous Minutes Mike Zonnefeld in absence of Ryan Wiedebush Approved. Motion to Accept by Ron Sipp, Seconded by M Faulkner Unanimous approved.

MSC Treasurers Report

Treasurers Report: Ron Sipp reviewed the 2008 Budget and performance. Reviewed the intent of the Board to keep the operating expenses under \$300,000. Due to the lack of the last water utility bill, unable to report exactly the final result. Noted the increase in depreciation schedule. Noted that 2008 below budget performance and if trend continues sees no reason to raise dues. Ron presented the 2009 budget. Ron also indicated that he wished to spend out of the reserves for four months into 2009, but estimated that we would be back in positive position in two months. Ron Sipp moved to approve this decision, seconded by Mike Zonnefeld, motion passed. Controlled expenses estimated to be similar to 2008. Utilities are the unknown, due to increased rates. Other utilities as well anticipate to be increased some 10%.

Discussion, clarification ensued, Bill Carter asked that the 2009 budget be approved in as presented in executive session because of some budgetary employee issues.

Bill moved to review the budget in executive session, and M Faulkner seconded.

Unanimously approved to do so.

MSC Managers Report JJ Jaster

JJ reported on the federally mandated pool repairs and two water main breaks during the last month.

Moved to Accept by Bill Carter, Seconded by Nancy West, unanimously approved

MSC Vice Presidents Report Bill Carter

Bill read in a report from Bill Neathammer at Bill Neathammer's request concerning his desired yearly schedule of events for the Board of Directors and asked that be inserted into the minutes. Bill also again brought up the outside management issue and Ron Sipp questioned when this subject would finally be dropped at the meetings. Suggested that Jan 15, 2009 would be the date to drop the subject from discussion, since the community overwhelmingly wanted to remain self managed. Moved to accept by the Board made by unanimously.

Presidents Report Deferred to New Business Mike Zonnefeld

#### MSC Landscaping Report Bob Ferguson

Discussion about request by McCreight to remove a non desert plant from the common area in front of her and her neighbors homes. Discussion ensued. Noting that the Board can decide to do such an action in effect overriding the CC&Rs, M Faulkner made a motion to remove, seconded by Ron Sipp, passed unanimously.

M Faulkner reported on the progress on painting of the west wall. Barring any interference from weather should be completed by December 20.

Bill Carter again reviewed the process of the issue of the professional property management selection process. Many unsolicited comments from the audience and comments on the process as defined by the original Board motion earlier in the year. Ron Sipp and Mike Zonnefeld again reiterated the Board position that a survey had been run, although later than planned and the community overwhelmingly did not want to discontinue the present method of self management, and did not even wish for the Board to ask the question of outside agencies. Although the RFQ was released to 5 outside companies to the cutoff date, only two responses, from Cadden and another company both had no bid based upon the RFQ released defining the task expected.

A Candidate Review Board was again decided to be held and the Board selected Jan 11 at 2:00 PM in the club house as an opportunity for the community to question and interview prospective candidates.

#### New Business

2009 Budget already reported on under the earlier 2008 budget review. Jack Olweine presented the nominating committee slate of candidates.

Mike Zonnefeld expressed his concerns over the Nominating committee not acting in accordance with the By Laws as revised in the previous year. To wit, a qualified candidate, June Behan, that had presented her resume on December 2, was denied to be on the ballot, even though she had followed the procedure as published. When the chair of the committee Bill Neathammer was challenged by the President on this, he was informed that the ballot had already been printed and she was “ too late” to be included on the slate. Slate of nominees delayed acceptance until special board meeting on December 22, 2008.

Led to a spirited discussion amongst the audience and the Board. Board agreed to meet again with the nominating committee on Monday December 22 at 4:00 PM with the nominating committee to review the committee procedures.

#### Call to Audience

John Carlson again stated his position on the previous board concerning the outside management company. Dee Ruelas asked when she would receive an answer on her request to be the tally for the election. Mike Zonnefeld promised an answer not at the Board meeting.

MSC Adjourn made by M Faulkner, Seconded by Ron Sipp, Unanimously passed

Respectfully submitted

Mike Zonnefeld

For

Ryan Wiedebush Secretary (resigned)

CVHOA Board Minutes Special Board Meeting

December 22, 2008

Board Members Present, Mike Zonnefeld, Bob Ferguson, Mindy Faulkner  
Nancy West, Lenci Loring, Bill Carter

Mike presented a printed suggestion that the Ballot of Candidates include a write in slot for anyone who was qualified to be included on the ballot. This statement is contained here:

Bill Carter moved that the slate of candidates presented by the nominating committee be approved as presented, noted that the ballot had already been printed, even though the board had not approved the slate of candidates. Seconded by Bob Ferguson, passed.

Mike Zonnefeld Abstained from voting.

As the ballot currently exists,

Candidates on the slate are

Three year term

Brian Schwartz

Jan Kaufman

Emil Bair

Two Year Term

Lenci Loring

Bob Ferguson

Annette Greene

One Year Term

Nancy West (CVHOA Woman's Club Candidate)

Motion passed

Respectfully submitted

Mike Zonnefeld