

COLONIA VERDE BOARD OF DIRECTORS MEETING
February 20, 2008

The meeting was called to order at 9:00 a.m. by President Mike Zonnefeld. Those in attendance: Kent Driesbock, Mindy Faulkner, Bob Ferguson, Fred Hambly, Jim Kelly, Ron Sipp, Nancy West, and Gloria Williams.

Treasurer's Report: Ron Sipp

Ron reported that two CDs were established in early February to increase the interest being earned by the association by about 2%. \$30K was moved from the Reserve Accounts and \$50K was moved from the operating money market account. The CDs mature on July 4, so major expenditures may have to be timed so that funds will be available. Payment of routine monthly operating expenses will not be effected.

Ron also volunteered to take over preparation of the tax return for the 2007 tax year, saving CVHOA the \$800 which was budgeted for this.

Ron did not have any monthly financial statements to present. He will provide them next month.

Approval of minutes/Secretary's Report: Gloria Williams

The January minutes were sent out via email. Motion to accept by Fred Hambly, second/ by Bob Ferguson/passed unanimously.

Manager's Report: JJ

There was a major water leak in January that required the water company to come out and shut off the water. JJ is looking forward to receiving additional guidance from the new Board on how he should proceed with projects. Complete report is attached.

Landscaping Report: Bob Ferguson

Bob submitted an updated procedure for handling landscaping requests. Changes suggested in the January meeting have been added. Kent Driesbock moved for accepting the procedure, Mindy Faulkner seconded. There was a question regarding whether there are funds in the budget for this. There are some landscape funds available, but the dollar amount was meant more as a criteria to assist JJ in deciding when a request needs to go to the full committee for review. Small projects need not be presented to the Committee, but larger projects should be reviewed. The procedure also outlines a way to get better input from residents and ensure that they get feedback on whether their request has been accepted and when it will be accomplished. The motion passed unanimously and the new procedure will be incorporated into the Landscaping Rule as an addendum.

There was also a question about complaints against the landscape contractor. JJ said that he and Bob were working on a book to give the landscape contractor instructions on which areas they shouldn't touch (If homeowner has requested it) and other information on things they need to be aware of.

Bob also brought up the landscaping at the main entrance. Part of the problem with the appearance of the wall is that the landscaping water leaches through and destroys the paint. Before we think about painting the wall, we should consider converting to a desert landscaping style. The entire Board felt this was a worthwhile project, and Bob was asked to come up with a plan or drawing for future consideration. The possibility of having volunteers do some of the work was raised, but some felt that that this would create a liability problem. We had investigated the use of volunteers a couple of years ago and the Board decided not to pursue it due to liability problems. Our attorney had also recommended against it at a seminar attended by Gloria Williams in Nov. 2006, along with attendees from several HOAs.

Bob also said that Phil Purtell, one of his landscaping committee members is leaving, so he is looking for a new committee member to share the load.

Vice President's Report: Kent Driesbock

Nothing new at this time.

President's Report: Mike Zonnefeld

Mike welcomed the new Board. In an effort to increase openness and communication, he gave out his phone number (749-3575) and invited board members and homeowners to contact him with issues.

Club House Report: Nancy West

The February 8 buffet was hosted by Sue & Bill Carter and Karen & Mac MacMillen. It was well attended, with 68 attendees.

The February 18 CVWA Coffee was hosted by June Sudduth & Helga Whiton. During the business meeting, they discussed a new book case located by Decorating Chair Lucy Olwine. A motion to purchase the bookcase was accepted, and will soon be installed. Following the business meeting, author Claire Zuckerman spoke about her book, "Sunday Hostages".

Architectural Control: Mindy Faulkner

Things are quiet right now, but Mindy would like to line up some help in the form of an Architectural Committee before residents get busy with Spring projects. Jim Kelly and Annette Green volunteered. Goldi will also ask for volunteers in the next Chronicle.

Legislative: Ron Sipp

Ron called our attorney and asked her to contact him if there are any legislative issues we should be aware of.

Pools/Utilities: Fred Hambly

There was another problem with the pool cover that caused the pool to be closed for a few days. Fred also said that handrail covers are looking a bit ratty. JJ can adjust them a bit, but will check on getting new ones. They are really just for protecting your hands from touching hot metal during the hot part of summer.

Old Business:

Alene Schwartz, who chaired past Rules and Regulations Committees, welcomed the new Board and charged them with carrying on the effort. She said that a key rule still needed is one on enforcement procedures. A committee of 3 had started to work on it, but two of the members had to resign and the procedure was never finished. Completion of this procedure is key to ensuring compliance with all the rest of the governing documents.

Traffic markers. Bert Lubliner said that we are in the evaluation phase of the project. The city has added a “one way” traffic sign to the bollards that face the exit from the shopping center. At some point the bollards will be replaced by permanent concrete curbing, but city budget problems may push this far into the future.

Shopping Mall noise/ clutter. Emil Bair has been following up on this action. Mike said that this will probably be on going, just to keep reminding the shopping center to close trash bins and keep the area clean. He asked Emil to work with the association so the shopping center management knows Emil is not alone in his requests.

New Business:

Mike had one new committee announcement – Jim Kelly has agreed to take over the insurance function from Ray Raimondi. Mike thanked Ray for his years of service in this position.

Mike said that the new Board members bring some new skills to the Board, and Kent in particular has been doing some groundwork in addressing long and short term planning requirements.

Kent made three motions

1. Conduct a review of the proposed 2008 Budget by Executive Board and report to the full Board within 60 days any recommendations for balancing the budget without increasing dues, reducing financial reserves, or current levels of services.
2. Have Mike Zonnefeld and Mindy Faulkner conduct a complete review of current personnel policies, job descriptions for staff positions, along with current compensation and benefits and report to the Board at the next meeting any recommended changes to assure that we are meeting best business and legal practices.
3. Appoint the Vice president to act as the Chairperson of the Long Term Planning Committee. His role will be to identify and develop critical recommended options to be addressed within a ten-year strategic plan for Colonia Verde and present them within 180 days for further input, comment, and discussion to the complete CVHOA membership at a special membership meeting. A recommended ten-year strategic and funding plan will be offered to the membership for a vote at the February 2009 Annual membership meeting.

The motions were seconded by Ron Sipp. Discussion followed that clarified that this effort should be an information gathering and educational process. By accepting the motion we are not committing to a specific course of action at this time, only to investigating what should be done.

All three motions were accepted unanimously.

A suggestion had been submitted that there be a locked suggestion box to go directly to the Board president. It was agreed that sealing a letter in an envelope marked for the attention of the Board President would be sufficient to meet this request. All letters must be signed, in accordance with our Anonymous Communication Rule.

The possibility of changing the time of the monthly Board meeting was raised. Although this had been tried in the past with little success, the Board felt that it is worth trying to promote involvement of working homeowners. Nancy & Mindy do have some issues with a Wednesday morning meeting, so we agreed to a trial change of the meeting time for March to 4:00PM. In addition, since it is Easter week, we also moved the meeting date from the 3rd Wednesday to the 2nd Wednesday in March. Goldi will put the new date and time (Wednesday March 12, 4:00PM) in the Chronicle.

Guest Comments:

none.

Respectfully submitted,

Gloria Williams
CVHOA Secretary