

COLONIA VERDE BOARD OF DIRECTORS MEETING
JANUARY 16, 2008

The meeting was called to order at 9:00 a.m. by President Joey Curtis. Those in attendance: Annette Green, Gloria Williams, John Carlson, Fred Hambly, GJ Spilde, and Karen MacMillan (sitting in for Bob Ferguson) .

Approval of minutes/Secretary's Report: Joey Curtis for Dee Ruelas

The December minutes were sent out via email. Motion to accept by Annette Green/second GJ Spilde/passed.

Treasurer's Report: Gloria Williams

Gloria reviewed the Balance Sheet and P/L vs. Budget for 2007. This is essentially the same data that was mailed to home owners with the Annual meeting packet. The only change was a little interest that was posted after the statements had been sent. Two items that will affect this year's financials. First, the city used us as a polling place twice in 2007, but only paid for one time. They will be sending us a check for \$150 to cover the shortfall. Second, we should have made a \$350 estimated payment for Federal Income tax in December. We did not, so we will probably have a larger bill than estimated in March. Fred Hambly made a motion to accept the 2007 Financials as presented / seconded by Annette Green/ passed.

Vice President's Report: John Carlson

Nothing new at this time.

Pools/Utilities: Fred Hambly

The pool cover has been sticking. The vendor came out once to fix a tear, but John Carlson said it is still sticking. JJ will work the issue.

A sodium light in the cul de sac at 2723-2775 N C Valle Verde burst into flames over the weekend. The fire department and TEP responded to the event. JJ is working on the repair.

Landscaping Report: Karen MacMillan for Bob Ferguson

There was a discussion of a procedure introduced by Bob Ferguson at the last meeting for handling landscape requests. There was some discussion of whether JJ or the Landscaping Committee should be responsible for some of proposed actions. Also, assuming JJ is screening the requests, we felt that there needed to be some guideline for him to follow about which requests must be approved by the Landscaping Committee and which he can act on alone. We felt the cost of the project should be one limiting factor. Gloria Williams moved that any request which JJ felt had an estimated cost of over \$250 should be referred to the landscape committee. John Carlson seconded the motion. The discussion that followed clarified that the threshold level would apply even if the home owner was offering to pay for the work themselves, since any large job might affect the appearance of the community as a whole or have the potential to create drainage problems for others. Joey Curtis asked that the Landscaping Committee rewrite the

procedure. They need to address who is responsible for performing each action and establish time frames for the actions to be performed. The CCRs give us 45 days, which everyone felt was too long.

President's Report: Joey Curtis

Joey encouraged everyone to attend the "Meet the Candidates" event on Sunday January 20th. The Carters have been working to make it run as smoothly as possible.

Club House Report: GJ Spilde

GJ reported that the CVWA did not have a Coffee or Board meeting in December, but they did decorate the clubhouse for the holiday and host the December 14th Party / Buffet (47 attendees). Phyllis & Jim Carnahan and Janice & Jack Davis hosted the January 11th Cocktail Party / Buffet, with over 30 attendees.

The next business meeting will be January 21. Planned activities are a tour through the Tucson Botanical Gardens Butterfly exhibit and lunch at Old Pueblo Grille.

Architectural Control: Annette Green

Annette had received a complaint regarding utility enclosures which needed painting. Joey said that a review of the condition of all enclosures and repairs to the 6 in the worst condition is on JJs program of jobs to accomplish in 2008.

Manager's Report: JJ

Security issues are still in the forefront. Some items were stolen from a garage in broad daylight. There are a number of people who walk through this neighborhood who do not live here. Home owners should keep vehicles locked and garage doors closed to reduce the chance they will be a victim of an opportunistic lawbreaker.

Wildlife and stray animals have also been seen. The coyotes are quite bold, but the city will not take any action unless they actually exhibit bad behavior. One of the things that may encourage them is people feeding birds at ground level. Joey asked Goldi to put a reminder in the newsletter about not feeding wildlife. She can also remind residents to keep pets indoors or on a leash.

Old Business:

None.

New Business:

None.

Guest Comments:

Clement Knorr presented a list of ideas (copy attached) to the Board to deal with financial shortfalls brought to light in the recent Reserve Study. He would like to see an Emergency Committee appointed to make recommendations with 100 days and have each recommendation voted on by all CVHOA members. His suggestions included things like closing the cold pool and storage yard and turning the areas into new home sites; installing water meters and charging residents for usage; and charging for pool use.

Joey Curtis thanked him for his efforts and promised to include Mr. Knorr's letter in her summary package she gives to the next Board.

Mark Brooks suggested changes to the format of the "Meet the Candidates" event on the 20th. He thinks the candidates should be able to present a kind of written position paper to better get their ideas and beliefs out to the homeowners. Joey will turn his idea over to Sue Carter, who is in charge of the event.

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

Respectfully submitted,

Gloria Williams
For Dorinda Ruelas, Secretary
CVHOA Board of Directors