

Colonia Verde Home Association
Meeting Minutes November 2008

Called to Order at 4:00 PM by President Mike Zonnefeld

Previous Minutes of Ryan Weidebush not present, Bill Neathammer commented about the format and corrections to the report. Motion to accept with corrections was made to accept with modifications, Bill Neathammer moved to accept with corrections to make a proper format, Seconded by Bill Carter, Unanimously passed.

Ron Sipp made the Treasurers report and noted changes to the reporting format. He reviewed our current favorable financial report and the expected favorable report at the end of 2008, compared the present financial position compared to the previous two years! He estimated that based on our 10 month performance we should be well under budget for 2008. He also showed a summary and reported that the report will be included in the Chronicle. A motion to accept the report was made by Nancy West, Seconded by Bill Carter and approved unanimously by the board.

JJ Jaster made the Managers report about maintenance activity in the community.

Bill Neathammer made the Vice Presidents report concerning long range planning activities and reviewed the nominating committee asking for résumé's.
Submitted a long range plan of 2006 to include past history.
Passed out past board meeting notes as a history of CVHOA board action.
Presented a suggested calander of events for the board activities.

President Report by Mike Zonnefeld

Lenci Loring presented the survey summary and the tally report of the survey. She reviewed the comments, water bills was a big concern, Owners are happy with present management structure, and asking for better CC&R resolution, better response to homeowner requests. Thanked the president for the survey and commented favorably on the direction it indicated. There were approximately 92 surveys returned. The board formerly thanked the efforts of Lenci Loring and her committee for the effort.

President commented on the homeowners wished to have broader committees formed to assist in the management of the community.

Mindy Faulkner suggested a formal form for residents to use to volunteer for a committee. Mindy agreed to make such a form.

Bob Ferguson reported on current Landscaping report. The solution was offered to trim a tree that may cause a hazard. Residents wish to remove the tree, but the CC&R's do not permit this action. Suggested trimming the tree back. Discussion ensued about the tree situation. Tree issue is still not resolved. Bob Ferguson listed his committee members and described the method of landscaping requests and the response mechanism.

Nancy West reported on the women's club activities. A new microwave oven has been purchased for the clubhouse. She also reviewed the various activities of the club.

Mindy Faulkner reported no real issues concerning architectural committee activities but does agree she needs to form a committee.

Bill Carter asked for his report of activities to be entered into the minutes. He wished to confirm that certain activities were in fact completed. He questioned the extension of the landscaping contract. Insurance is handled by Ron Sipp. A quote has been obtained at almost the same rates of this year's contract. Personnel review has been completed for Goldie, JJ was delayed till after the survey. Discussion ensued that we should have a witness at performance reviews. A witness is not required by the CC&Rs or By Laws. Discussion ensued about the performance review procedures. "It was always done this way" seems to be the reason for two people at a review.

There was discussion concerning the small claim against the DeMio delinquency. The claim would have to be refilled, due to the sale of the property being delayed again. Mike Zonnefeld agreed to again file the claim. Bonding letter has been issued to increase the employee bonding to \$50,000.

Ron Sipp reviewed the next year budget planning activity with JJ and Mike Zonnefeld scheduled for November 28, 2008.

Ron Sipp discussed the west wall painting issue. Now that the budget is satisfactory, Ron obtained a painter to restore and paint the wall for less than \$4000.00. Ron suggested that we do this project. A motion to paint the wall was made by Nancy West to paint the wall, at a cost of less than \$4000 dollars, Ron Sipp seconded the motion. Discussion ensued. An audience member commented on the brick color. Joey Curtis, member of the audience suggested a committee to decide the color.

Motion to paint the wall was unanimously approved. A second motion was made by Bill Carter to form a committee to select the color. It was seconded by Nancy West and it was passed unanimously by the Board.

Bill Neathammer addressed the request for a quote for an outside professional property management company. Ron Sipp and Mike Zonnefeld reviewed the original motion to survey the membership to determine the Association direction, and that the survey indicated that the majority would not even want us to ask the question. A motion by Bill Neathammer made a motion to obtain a quote from outside management companies using the RFQ developed by the Board to obtain quotes and return them to Mike Zonnefeld.

Nancy West seconded. Motion passed by 4 to 2 with Mike Zonnefeld and Ron Sipp abstaining.

Call to Audience

Annette Green commented on the RFQ process. John Carlson commented on the RFQ. Susan Sipp commented if the forms are on the website? Jan Kaufman commented on the landscaping extension. John Carlson commented on the use of our pool should be restricted to visits with the homeowner and not unaccompanied. Discussion ensued about the release of liability forms that must be filled out. Annette made a hearsay comment about sleeping landscaping employee. Reported Ruby Duke's sidewalk problem, Mike Zonnefeld agreed to address.

Motion to adjourn was made by Bill Carter, seconded by Nancy West, passed unanimously.

Respectfully submitted,

Mike Zonnefeld