

BOARD MINUTES
MINUTES (draft)
December 16, 2009

Present:

Mike Zonnefeld, President
Ron Sipp, Treasurer
Bobbe Dexter, Vice President
Jan Kaufman, Secretary
June Behan
Nancy West
Lenci Loring
Joey Curtis

Mike called the meeting to order at 4:02 p.m.

Jan read the minutes of 11/18,2009. There were corrections noted and changed.

Vice President's Report:

Bobbe had nothing to report.

Treasurer's Report:

Ron gave a hand out reflecting the Income and Expenses for 11 months ending November 30th, 2009. Lenci moved to accept, June 2nd the motion. Motion passed.

Ron discussed the 2010 Budget. Part of this budget, the LRP, is included in the budget handed to us. We discussed the loss of a pool key card increasing from \$10 to \$20; also discussed was increasing the clubhouse rental from \$10 to \$25; when homeowners' purchase/rent a home, the transfer fees will be increased from \$100 to \$200. A vote was taken to approve the 2010 budget as well as the increase of the pool card replacement and rental increase. All voted yea. The 2010 Budget is approved.

John Carlson said that he has been in contact with Tucson Water and was informed that the water and sewer rates will be increased next year. Ron stated that his project for next year is to form a Water Committee.

Women's Club Report:

Nancy said we would have an Italian Theme potluck on Saturday, January 16, 2010.

Manager's Report:

JJ gave a hand out which is available for all to view at the Clubhouse.

Landscaping Report:

June's report is available at the clubhouse. Tom Gardner stated that there is no provision in the Merkle Report as well as the 2010 budget for a landscaping budget. June assured him that there is a plan in place. Mike said that is why we have several contingency funds, one being for \$6500.

June said the landscaping company we currently have; Ventana Xeriscapes was approved as the landscapers for next year. June moved, Bobbe 2nd. A vote was taken. 7 yeas, 1 no.

Architectural Committee Report:

Joey gave a committee Report that is available at the clubhouse.

Joey gave a report on the Clubhouse Exterior Painting. Ron stated that the total amount approved for this project was \$3500 not \$4500. According to the October 21st meeting, Ron made a motion that we accept Torino's bid to paint the clubhouse for a cost of \$3500 EXCLUDING the cost of paint. Mindy 2nd the motion and it passed. It was also in one of Torino's Contract \$4500 INCLUDING the cost of the paint. The reason for our choosing the paint was due to having control of the paint to make certain it wasn't watered-down. Ron was in touch with Torino's and told them we wanted V-100 Standard paint.

Joey discussed the paint on a homeowner's house and trim was not as the committee approved based on the sample provided. A letter was sent to the homeowner's. A "discussion" occurred between Mark Brook and Joey.

Joey made a motion that Jim Kelly be appointed as a member of the Architectural Control Committee. Jan 2nd, all agreed. Welcome Jim.

Old Business:

Mike stated that there is a lawsuit in small claims court. Joey stated this should be discussed in a Closed Meeting because it involves a homeowner whose name and general information should not be discussed openly. Joey made the motion to that effect and Lenci 2nd.

Mike also stated that he felt the CVHOA mailing list should only be used for Association Business. Bobbe stated we need to review the CC&R's to see if there isn't already something written about this item. It will be on January's agenda as #1. Mike had to leave at this time and Bobbe ran the remainder of the meeting.

New Business:

_Several items already stated, were discussed in new business as well: i.e. Landscaping, 2010 budget, LRP.

Long Range Planning:

_Joey moved that the Board appoint Tom Gardner as chair of the LRP with the listed members: Dee Ruelas, Ron Sipp, Jan Kaufman, Phylis Carnahan, Emil Bair, Bob Ferguson, Bobbe Dexter, Joey Curtis, to serve on the committee as well as the concept of sub-committees yet to be appointed by the chair. Jan 2nd this motion.

There was a heated debate with Ron asking why the Treasurer wasn't the chair. This then lead to the issue of comingling funds, separate budget needed, etc.

After a 15 minute "discussion" a vote was taken. 4 yeas – Nancy, Jan, Bobbe and Joey; 3 nays – Ron, June, Lenci. It was suggested that this be tabled until the next Board Meeting. Due to Ron voting by proxy for Mike, Lenci said she must look up the ruling "by proxy". Lenci responded via email that proxy voting is not allowed, thus the vote passes.

I am certain this will be discussed, in detail, at a future Board Meeting.

Club House WIFI:

Ron stated that he and Tom met with the Computer Technician who will provide them with solutions to blocking objectionable material. He also will be looking into the need for the office needing Internet service.

The WIFI will be installed. Now they are looking into the cost of service and the best way to install.

Nominating Committee Report:

_Lenci stated that Sunday, January 10, ^h at 2:00 would be Meet the Candidates. A list of questions has already been developed. We will be finished in time to watch the Basketball game.

Call to the Audience:

_Ron stated that he and JJ were looking into a key lock system to allow homeowners more availability to the clubhouse. According to JJ's work/property report, he met with Tucson Alarm vendor at the clubhouse for automatic card access locks. He then will install a temporary push button access system to side door by ping-pong table.

Leo Jordan was quite upset because he and Jane Raimondi were handling this issue and plan on doing so without anyone else doing their job.

Ron then stated he had a list of changes/corrections to the CC&R's that he wants to go out with the mailing of the ballots. Lenci stated this needs to go to a committee for review prior to being sent out with the annual mailing.

The survey to have a 5-year contract in place for JJ was unanimously accepted by the community. Ron wanted to meet on Friday, the 18th to sign this contract. Many Board members asked what the hurry is and stated wait until after the Holidays for any meeting.

Call to Adjourn

The meeting adjourned at 5:25 p.m.

Respectfully submitted,
Jan Kaufman, Secretary