

AMENDED
BOARD MINUTES CVHOA
FEBRUARY 17, 2010

Attending: Bobbe Dexter, Dee Ruelas, June Behan, John Carlson, Ron Sipp, Joey Curtis, Lenci Loring, Jan Kaufman
Absent: Mike Zonnefeld

President's Report: Bobbe commented on the number of people that have stepped forward to offer to help. She read a letter from Emil Bair offering to help in any way he could. She read a list of Chairs that have been appointed:

Architectural – John Carlson and Leo Jordan, Co-chairs

Paving – John Carlson

Landscapng – June Behan

Chronicle – Jan Kaufman

Utility – Emil Bair and Don Skaggs (Bob Ferguson has been asked to assist them as well)

Parliamentarian – Lenci Loring

Insurance – Mike Zonnefeld

Pools – Ron Sipp – New construction will begin when cold pool opens.

Finance Committee – Dee Ruelas

Transportation and Parking – Bert Lubliner

Assisting with JJ's projects – Jim Kelly

Neighborhood Outreach (not Board related) – Jane Raimondi

Suggestion came to Bobbe that we divide the community into areas and assign a Board member as a liaison. More later.

Vial of life project suggested by Jan Kaufman will be handled by Jane Raimondi with input from her son who is a firefighter.

Approval of Minutes of January 18 and February 1 Board meetings was postponed until March 17 Board meeting.

Treasurer's Report – P&L versus Budget as well as P&L through January was given to the Board. Balance Sheet will be forthcoming. Officers have signed on all accounts. \$300 in bank charges included in this year's budget. Dee said she would like Board's approval to return to cash basis of accounting. Joey moved that we return to cash basis of accounting at the Treasurer's recommendation. Seconded. Ron objected that cash basis accounting usually overstates or understates the actual financial picture. Dee believes it is easier for lay people to understand accounting based on cash reporting. There was discussion from the Board and audience. Vote was 6 to 2 in favor of the change with June and Ron voting nay. Ron objected to changing the association's method of accounting from accrual method to cash method because the cash method does not present fairly the financial condition of the association. The cash method is only a summary of the association's checkbook.

Dee reported that Bill Carter and Linda Rydingsword have agreed to serve on the Finance Committee.

Dee is working on a job description for Goldi who at this point has five different job descriptions, none of which are what she actually does. Also, the 2010 Quickbooks version has been installed on the business computer. She is setting up a separate set of books for the LRP budget and expenses. Each month the Board will receive a list of all checks written in the interest of transparency. Dee also reported that five homeowners are in arrears, one with a lien on their property. All homeowners that have not paid by the 17th of the month will be called. Late fees will be added to all statements in the future.

Treasurer's Report will be filed for audit.

Women's Association – Joey reported that the monthly buffet was held on February 14 with 28 people attending, hosted by the Jordans, Carters and Fosters.

Ginger Hambly reported that the Women's Club will be attending an art auction on Monday, Feb 22 at Empire Ranch and all are welcome to attend.

Landscape – June reported that the Committee met on Feb. 15 and will try to meet on the 3rd Mon of each month prior to the Board meeting. They identified several areas that will be improved in the coming months.

John Carlson said the Food Bank would come and pick fruit from trees that are available. Item will be put in Chronicle. Complete landscaping report in the office.

Architecture – Joey reported on three items that were handled this month. Complete report in the office. John Carlson and Leo Jordan will be taking over this responsibility.

Manager's Report – JJ reported on projects he is working on. One major project has been completed; estimated mapping of gas lines that go under paved areas. This was given to John Carlson for paving projects. Complete report in the office.

Unfinished Business – Jane Raimondi reported on research that has been done by her, Leo Jordan and Tom Gardner to install a card access system for the south door of the clubhouse, that can only be accessed with the pool card. The reason for this is to allow members to use the clubhouse during the day for reading books, playing cards, playing the piano or just getting together. The access card use would be recorded on a computer so we would always know who had been in the Clubhouse and how long they were there. Security alarms would only be installed on the two offices and not in the outer rooms. The cost would be \$1,960.37 and an additional \$75 to change the existing alarm. The Women's Club has approved this idea. 100 cards would come with this charge and each of them could be sold for \$10 each to help defray this cost. A raise of hands in answer to a question as to how many people would use the Clubhouse, approximately 80% of the people in attendance raised their hands.

After much discussion, Joey moved that the Board approve the installation of a card access system recommended by Jane Raimondi on the south door of the clubhouse at a cost of \$1,960.37 and an additional \$75 to change existing alarm. Jan seconded.

Discussion: It would cost about \$250 more to alarm the outer rooms of the clubhouse. A question of insurance for the Clubhouse may go up without security in outer rooms. The pool key card cannot be used after 10 pm until 6 am. Would there be additional cleaning fees. There would be no further monthly fee.

It was agreed to table the motion until March to allow the committee to research the insurance issue.

June brought up old minutes questioning whether Tom Gardner's appointment as Chair of the LRP was a firm appointment. Also old minutes discussion that Ron Sipp had made a motion covering LRP committee and the Treasurer as Chair. She was informed that any Board can change motions from a previous meeting. She also questioned whether a non Board member would be covered by Association insurance and since Tom Gardner is not on the Board, he would be making business decisions. She was informed that no business is conducted by anyone without Board approval. She was informed that she can spend money on landscaping projects as long as they are budgeted.

New Business – John suggested that the entire Board walk the grounds to view areas that need attention.

Some unsavory characters have been seen around our community. No Soliciting signs have been ordered and will be installed on our property at entrances. An item will be put in the Chronicle letting people know to be aware of solicitors or other people who may not belong in the area.

Joey reported on a request from Michelle Stansbury, 2579 Avenida San Valle to purchase approximately 2,000 sq. feet behind her residence. She has agreed to have the property appraised and to pay any costs associated with a purchase. The Board would need 2/3rd of the members to approve the conveyance of any common property. In researching the subject, Joey reported she nor JJ could find any instance where property has been sold in the past. There have been people who have traded part of their property for common property to allow them to add extensions to their homes. In one instance, the Board gave property to a homeowner, about 5 x 15 feet to build a pool equipment enclosure.

There was much discussion, pros and cons, about setting a precedent of this nature. Both neighbors of the Stansbury's have sent letters supporting this purchase. The Stansbury's home value would be increased which would affect all property values in the area. The area that would be acquired is unsightly at this time and requires landscaping attention. Other comments were that we would be enhancing the value of one person's home at very little cost to that homeowner. Also, should 2/3rd of the members agree to this sale,

any of the 1/3 that voted against it could sue for diminishing value of all common property.

The area in question has been staked by JJ so all Board members and anyone else could view it. No further action was taken.

Ron Sipp left the meeting at 5:30 for an appointment.

A letter from Nancy Bingman was discussed objecting to the increase in clubhouse rental fees from \$10 to \$25 that was proposed by Ron Sipp in January and approved by the Board. Joey asked that the Women's Club be given the opportunity to discuss this issue at their Board meeting and make their recommendation to the Board.

Meeting adjourned.

Respectfully,
Joey Curtis, Secretary