

AMMENDED AND APPROVED
MINUTES CVHOA BOARD OF DIRECTORS MEETING
APRIL 21, 2010

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

The Minutes of the March 17, 2010 meeting were corrected and approved.

Jan said that for the month of May, she will be writing the Chronicle and Calendar and asked that all submissions be sent to the office. Deadline for submissions is Friday, April 23.

Treasurer's Report – Financials were printed in the accrual basis and cash basis. Dee reported that Goldi, the office administrator, had resigned abruptly on March 31 and according to her resignation note, she felt the job was a mismatch for her and had found something more suited to her. There are 9 people in arrears in their dues, one with a lien on their property. John applauded Dee for the efforts she is putting forth for the Association. Finance Committee will be meeting next week.

Key Card System – Contract was signed by Bobbe and Leo stated that the contractor will be installing the security system on Monday, April 26. It should be up and running by the first of the month. The door that will be used is the south side card room door. Joey read the proposed guidelines for use of the clubhouse established by key card committee. After discussion Joey moved that the following rules be adopted as interim rules with further rules to be added as they are required:

1. Leave clubhouse the way you found it.
2. If you are the last person in the clubhouse, be sure all the doors are closed and locked.
3. Wet bathing suits or towels are not allowed in the clubhouse.
4. Non residents must be accompanied by a resident at all times.
5. No one under 18 (resident or not) allowed in the clubhouse unless accompanied by an adult resident.
6. No residents should unreasonably infringe on the other residents use. For example, taking over the whole card room with one group. All residents are welcome.
7. If a resident has more than five guests in the clubhouse, they must go through the usual rental process.
8. Except for rentals, privacy cannot be guaranteed.
9. State laws regarding alcohol consumption will apply.

Anyone receiving a key card will need to sign these rules. Seconded; passed unanimously.

Key cards are identified by resident and a computer will track the entrance and exit of all members.

Landscape – June reported that her committee met on April 20. They reviewed completed requests and also new requests. They have finished 12 projects and are in the process of completing 2 others. Complete report is available in the office.

Clubhouse/CVWA – Joey reported that 30 people had attended the April 17 board meeting hosted by MacMillans and Simmons. The CVWA group gave approval for spending their \$2,000 budgeted money from CVHOA. The living room, ceiling and beams will be repainted/restained; new silhouette shades will be installed throughout and new vinyl tablecloths will be purchased for the card room tables. Color board and samples will be available for review later in the week. Agnes Hannley has offered to give voting registration form for anyone who needs to reregister. She requested this be put in the Chronicle. The WiFi is up and running thanks to Tom Gardner and Dennis Davis. The Board agreed that a temperature controlled and locked thermostat will be placed on both thermostats in the clubhouse

Insurance – Mike reported that renters using the pool are covered by our insurance. Any member using the propane gas grill is also covered.

Architectural – There is nothing under consideration at this time. He indicated that JJ will be spending 4 hours weekly repairing smaller brick problems. He will be getting a quote for larger, heavier brick repair.

Pool – Ron reported that three quotes were received for replastering the pool and Meadows is the low bid. He is also the company who rebuilt the pool deck previously. Ron moved that Meadows contract be signed for \$8,973 for replastering the pool and \$3,142 for patching and resealing the deck. Seconded; unanimously passed. Money will be paid from Long Range Funds. The work will begin the June 7 and will continue for 10 work days. No ramp will be added but a half step will be.

Jan asked if Ron had investigated solar heating for the pools. He has not but it would be a LRP issue.

Manager's Report – Cactus patches that house pack rats were reviewed by Chris and JJ. Some will be handled by the gardeners and some larger ones will need an outside contractor. Full report on file in the office.

Water Project – Emil Bair had presented maps and meter usage for all 25 water meters in the community in the Board folders. He explained how the maps are color coded to show rentals, vacant homes, non-irrigation meters and common ground irrigation. They would like permission to check every home for leaks by turning water off and checking the meter for possible leaks. The Board approved doing this and asked that homeowners be informed prior to turning off the water. This could, in some cases where there are lots of homes on one meter take up to a full day.

Discussion also ensued about turning off water at vacant homes. The general consensus was that since all homeowners are paying their dues this would not be a good idea. Emil stated that the water department told him since the Association pays for the water, it would be legal to do so. However, many people have drip systems inside their walls for vegetation while they are gone. It was agreed that if a homeowner agrees to having their water shut off while they are away, that would be okay. Otherwise the Association will not take this step.

The water situation is a complex situation with 25 meters and from 2 to 17 homes on a meter. Other options that the water committee, consisting of Bob Ferguson and Don Skaggs, suggested were to set up conglomerates for each meter; install meters at each residence; raise dues and leave as is; educate all resident on personal irrigation. Emil offered to have a work session with anyone interested in exploring further.

Office Personnel – Since the departure of the office administrator, the Board has met twice to review options for handling the bookkeeping and clerical duties in the office. Per the Board's unanimous decision at a special meeting on Monday, April 19 at 3 pm, Dee moved:

Part 1 – A committee composed of at least two Board members hire an office person, not living in or related to anyone living in this community. This person will be required to work 3 hours a day – 4 days a week (Mon – Thurs). They must possess computer skills including but not limited to: Microsoft Word, Excel and Microsoft Outlook. They must have previous office experience and references that are verifiable.

Part 2 – The Board, on behalf of the HOA community will hire a bonded bookkeeping firm to assist with the HOA's accounting requirements. This firm will be hired on a trial basis for a period of time agreeable to both parties not to exceed five months from date of hire. The agreement will be at will of both parties.

Part 3 – Upon the conclusion of the trial period, or sooner if deemed necessary by a majority vote of the Board, the community at large will be invited to weigh in on this matter in an appropriate manner to insure that all opinions that wish to be heard have the opportunity to do so. Seconded. Questions from the homeowners were answered. The Board passed the motion unanimously.

Mike read from JJ's contract, Exhibit A, Section 1: Report directly to the President or designated Board member. Mike moved that supervision of JJ by Jim Kelly who is not a Board member be rescinded. There being no second, Mike withdrew his motion.

Meeting adjourned.

Joey Curtis
Secretary