

DRAFT MINUTES
COLONIA VERDE BOARD MEETING
MAY 19, 2010

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

The Minutes of the April 21 Board Meeting were approved as amended.

Vice President – Jan reported that all submissions for the Chronicle should now be sent to the new Office Administrator by Friday, May 21.

Treasurer's Report: Financials were presented in accrual and cash basis and were filed for audit. Dee reported that Carrie Hall is the new Office Administrator who will be handling all clerical duties for the Association. She will interact with the new bookkeeping firm, Tucson Tax Pros, for tracking receivables and paying bills. They have provided us with proof of a \$5,000 bond. Agreement per Board motion has been signed with them. There are 10 people in arrears, one with a lien on their property. One other resident is being considered for a lien.

Carrie arrived and was introduced to the members by Bobbe. Carrie's hours are 9 – noon, Monday thru Thursday. For a couple of months, Carrie will be able to work from 9 – 10 each day with the office closed in order to get the office organized. The office and systems were not left in a workable situation by the previous office administrator.

Architectural Report – John reported that two owners were sent letters requesting them to paint their houses; the committee is awaiting final documentation from another owner about a fence request; one house was approved for painting. The report is filed in the office.

Paving – John reported that \$28,000 was budgeted for paving and a quote for the work has been received. JJ will schedule the paving for June. **It was moved by Ron Sipp, that the Board agrees to pave the driveway at 7250 E. Camino Vecino at a cost of \$4200 with the owners agreeing to pay half.** Seconded; passed. John said anyone wanting their driveways paved should submit a request and it will be considered in next year's budget.

Landscaping – June reported on projects considered and completed by the committee. Also discussion about a saguaro leaning toward a house on Camino Vecino was discussed. June has received 3 bids for having this done. The cactus will be removed in the next few days. Another leaning cactus across the street was also discussed but no action was taken on that one. Her complete report is on file in the office.

Pools – Ron reported that Meadows will be resurfacing the pool and the final quote is \$11,589.12. The Board had approved \$13,000 from LRP for this job. The pool will be closed down for two weeks beginning June 1. Everything should be completed and the pool should be open by the end of the month, in plenty of time for July 4 activities at the pool.

Insurance – Mike submitted a letter to be sent to the 66 homeowners who have not submitted proof of insurance on their properties. **Ron moved that the letter be approved.** Seconded; passed. Bobbe reported that she and Jan had organized the proof of insurance forms that had been received since there was no way of tracking who had responded and who had not. Mike will make a list of the 66 homeowners who need to receive the letters so they can be mailed with June statements.

Clubhouse – Joey reported that the color board for repainting the living room of the clubhouse, new window treatments and new table covers for the card room that Lue Skaggs had put together has been available for members to review for a month. Three bids for the paint were received; the highest being about \$3,000 and the lowest under \$1,000 from Torito's who did the exterior of the clubhouse recently. **Joey moved that \$2,187.90 be approved for this work.** The amount over the \$2,000 budgeted for the clubhouse will be paid by the Women's Association. Seconded; passed.

Manager's Report – JJ reported that the replacement of water lines has begun. He will be working with homeowners to look for water leaks by turning off water to houses for a few hours and checking to see if the meters are still running. He has been directed to spend 4 hours weekly repairing bricks. His complete report is on file in the office.

Long Range Planning – Tom Gardner reported that he is working with the Merkel Report to identify items that were not included in the report to make it a more realistic plan.

There are 6 properties whose gas lines run under pavement. These homeowners will be notified that should there be a need for repaving, their gas lines, which are their responsibility, could be in jeopardy of being cut when grinding the old pavement. A form will be created notifying these people and their signature required that they understand their responsibility. It was suggested that anyone purchasing property where these lines exist under pavement should be notified before closing. It was also suggested that since this is in the CC&R's, it relieves the Association from any liability. Someone suggested that sending an alert to a potential homeowner could cause a sale to fall through and that could cause the Association to be liable.

Alarm System – Jane Raimondi reported that the system is in effect and that the key cards are for sale in the office. The key cards can be used for access to the clubhouse from 6 am until 10 p.m. The clubhouse will not be alarmed until midnight but the pool access card does not work after 10 pm. If you are in the clubhouse after 10 pm, you can exit before midnight. In addition to games, there are plans to offer craft classes in several different areas. Also exercise classes have been suggested as well as Spanish classes. Access to the computer is available to anyone to set up email accounts. Jane and Ray Raimondi, Joan and Tom Gardner and Leo Jordan have offered to work with anyone who is interested. Residents are asked not to request help from JJ or Carrie.

Regarding the clubhouse rules, Ron asked that the state laws regarding alcohol use be clarified more fully in the rules.

The File of Life is being given out around the neighborhood by the Board members. Residents are asked to make an additional copy of their medical file to put in the File of Life for the paramedics use.

Bobbe reported that she had called Rick Raimondi to thank him for getting the File of Life packets for us and also for his generosity in using his bobcat to move rocks and dirt at the Sabino Canyon entrance. Rick agreed that he would come to teach anyone interested in using the fibulator that Bobbe has donated in Dick Dexter's name at a later date.

Nominating Committee - Bobbe reported that Lenci had agreed to be Nominating Chair again. She has asked Ray Raimondi and Lucy Olwine to serve with her. She said that there will be four 3 year terms and one 1 year term open for next year. They will schedule the October buffet prior to the cut off date for submitting bios for the Board. They will also have a Meet the Candidates meeting in January.

Agnes Hannley said that she has registration forms that she would be happy to take to new residents since they need to re-register to vote. This is a non-partisan service and she requested that her offer be put in the Chronicle.

Jennifer Yates and Gloria William totally reorganized the library. Kudos to them for all their efforts.

Ron Sipp suggested that only homeowners be listed in the Directory. Renters should be listed on a separate piece of paper so it could be updated more easily as renters are not long term residents. Carrie will be doing the Directory in the next few months and the Board will be able to review it prior to printing.

Bob Ferguson had requested that a partial tree in front of his house be removed by the Landscape Committee. He would pay to plant a new tree of his choice. The Committee agreed to this if he is willing to pay the cost of removal and planting. Bob showed a picture of the tree in question and appealed to the Board to have the Association pay for removal and he would replace it. After much discussion it was agreed the Board would go and look at the tree within the next week and Bobbe will poll the Board for their decision.

June asked for the Board's recommendation for the leaning saguaro in front of the property at 7261 E. Camino Vecino. The Board will go and look at it and give their opinion.

Meeting adjourned.

Respectfully submitted,
Joey Curtis, Secretary

