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**CVHOA Board of Directors  
Minutes of September 21, 2011**

Board Members Present: Bobbe Dexter; John Carlson; Ron Sipp; June Behan; Annette Green; Leo Jordan; Don Skaggs and Jane Raimondi with Nancy Geiger noted as being absent.

Meeting was called to order at 4:00 PM by Bobbe Dexter, President.

John Carlson moved that the minutes from the June 15, 2011 board meeting be accepted and it was seconded by June Behan. Motion was carried.

**Vice President's Report** – John Carlson stated that the President had taken care of all matters of the association in an expert manner and his services were not utilized.

**Treasurer's Report**- Ron Sipp said he emailed each board member the August 31, 2011 CVHOA financial. No board members had any questions for him. He commented that the water expense for the 8 months was about \$4,000 over budget and that the financial statements were now being prepared 100% on the accrual basis. He said he would present a summary 9 month financial statement for the November Chronicle and a full year summary report for the February 2012 Chronicle. Ron indicated he would meet with Mark Logan and go over the 2012 budget prior to the November board meeting so that a vote could be taken on the budget at the December board meeting.

**Pools** – Linda Pollock, Pools Chairman, was not present at this time, however, her report was part of the meeting packet and therefore discussed. A lengthy discussion followed regarding the condition of the pool. It was reported the pool could not be re-grouted – only retiled and re-plastered.

A discussion followed as to the cleanliness of the cold pool bathrooms. This past summer they were quite messy and after discussion, a motion was made by Leo Jordan, seconded by June Behan, that next year, each bathroom would be cleaned by a service company twice a month from Memorial Day thru the end of September. The motion passed with John Carlson dissenting.

**Architectural Committee** – Leo Jordan read his report as was included in the board's meeting packets.

**Landscaping Committee** – Chairman June Behan, read her report. She stated that “the committee met Sept. 20th. We reviewed the requests that have come in through the summer months, some of which have been completed and some yet to be done. I have called several of the homeowners and have several yet to be contacted.

The Landscaping Committee has OK'd Chris to install simple drip systems where needed. They would be on a timer and when said plants have established the timers could be removed and used

Asterisk indicates individual is a non-voting Board Member

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elsewhere, if needed. As always, we are planting only desert/drought resistant plants so their need for water will be minimal.

We have some large rock requests which will not be done until Jan. when we have our new budget. The residents have been advised of this.”

**Insurance Committee** – Annette Green, Chairman, Insurance Committee, informed the group that residents were providing the office information as to their insurance on a timelier basis as had been experienced in the past.

**Women’ Association** – Jane Raimondi, CVWA Representative, gave a detailed report on the activities of the women’s association, both past and future. It was moved by Jane Raimondi and seconded by Leo Jordan that the CV Women’s Association be given permission to hold the Fall Fest in October and later in November a Trunk Sale.

**Pools (Continued)** – Chairman Linda Pollock\* had entered the meeting and was recognized. She was briefed on what was previously discussed. Discussion ensued and the Pools Committee was directed, due to the urgency of the cold pool’s condition, to present to the board of directors a recommendation of the costs to repair it. Agnes Hannley volunteered from the audience to participate in this committee.

**Water Committee** – Bob Ferguson\* distributed and read the committee’s report, reflecting all new rates, in detail. An interest in knowing cost increases and cost increases in actual usage was apparent. After quite a lengthy debate over the need to know where the water is going, Bert Lubliner\* strongly recommended that the association publish averages of meter use in the next Chronicle. It was further discussed that perhaps getting a blue print from the City of Tucson would be helpful. A presentation will be made by the Water Committee on metering all the homes at the next meeting. The Committee requested the presentation to be made at the November meeting thereby allowing them the time to do the proper research and obtain cost factors. It was agreed to. The Chronicle will provide meter readings in every publication.

**Long Range Planning Committee** – Tom Gardner\*, Chairman of the Long Range Planning Committee, reviewed the projects of water line repairs and clean-outs. The committee will review the asset schedule and make a presentation to the board in November.

**Paving/Flood Control Committee** – Vice President Carlson, acting as Chairman of the Paving/Flood Control Committee read and discussed his report.

**Traffic & Parking Committee** – Chairman Bert Lubliner\* addressed the body as to matters pertaining to the committee. In discussing a recently submitted Outside Storage Lot Request by Lillian Bankson, it was moved and seconded, by Annette Green and John Carlson, that she be denied the space due to the fact that she is not the registered owner of the vehicle. Motion was approved. Further discussion was held and it was voted that only homeowner owned vehicles can be stored in the CVHOA Outside Storage Lot.

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**Finance Committee** – Don Skaggs\* acting as chairman, discussed concerns of the committee.

**Property Manager's Report** – The newly hired Property Manager, Mark Logan, was introduced and immediately gave his report on the state of affairs in the community.

**Old Business** –

Pool Committee: Revision of Hold-Harmless Form will be addressed at the next board meeting.

Discussion on establishing a mission statement and code of ethics were moved to the next meeting.

**New Business** –

The possible revision to the Clubhouse Rules and Application for Private Use of the Clubhouse regarding various pool parties was discussed, and it was agreed that no further amendments needed to be made regarding the form.

A committee consisting of Annette Green; Karen MacMillan and June Behan, was appointed to present ideas for the memorial (remembrance) tree

A discussion followed on the lack of clarity in the CVHOA CCR's and Bylaws, it was agreed that our attorney would be consulted.

Ron Sipp made a motion to adjourn the meeting at 4:25 PM and it was seconded by Annette Green. Motion was approved.

The Board adjourned and went into Executive Session to discuss matters pertaining to delinquency and collection.

Respectively Submitted,

Joy Renee Karr  
CVHOA Office Administrator

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