

COLONIA VERDE BOARD MINUTES
December 21, 2005

Attending: Bobbe Dexter, Brenda Beckman, John Carlson, Dee Ruelas, Nancy West, Jerry Eccles, Joey Curtis

Absent: Bob Green, Lue Skaggs

Minutes approved as written. Motion Beckman, second Ruelas

Treasurer – P&L for November, Balance Sheet and P&L vs Budget through November were all reviewed. *Motion West/seconded.*

Dee reported that she estimates we will be under budget by approximately \$35,000 at year end.

It was moved by Eccles, second Beckman, that we use Dee's recommendation of Harry Stein of H&R Block for our tax returns.

A total of \$450 was donated by homeowners for the landscapers and the cleaning person, Juanita. \$50 was given to Juanita; \$400 was shared between the 3 regular landscapers.

Manager – JJ was not present because he was working on a broken water line. His written report is on file in the office.

It was agreed by the Board that the cost of the stain removal from the cul de sac off ECVV be billed to the owner whose workmen rinsed out their buckets in the driveway. This house is for sale and the bill will be sent before closing of sale and before the return of their deposit.

It was the consensus of the Board that the pool temperature be set consistently at 80 degrees.

President – Bobbe read a message that will appear in the Chronicle regarding having unauthorized garage sales. She spoke personally to a homeowner who had broken this rule and the Board suggested that she write a letter to the person for the files. *Moved by Carlson, second Beckman.*

The Long Range Planning committee has been appointed. Bill Neithammer and Lue Skaggs will co-chair this committee. Dee Ruelas, Bob Dahlsgaard, Brenda Beckman have also agreed to serve on this committee.

The flowers at the East entrance to CV have been killed by the frost. The flowers in the pots in front of the clubhouse are also dead. The association was charged over \$100 for the pot planting. Bobbe will talk to JJ about the landscapers using plantings that would not withstand freezing temperatures and also about the excessive cost of the pot planting.

Correction to Minutes at January 18, 2006 Board Meeting – Bob Green said that the none of the flowers in the pots or entrance are dead. The Association was not charged for planting, it was charged \$116 for the flowers themselves. Bob had purchased the flowers.

Vice President – John said that between \$4,000 and \$6,000 would be needed for paving maintenance within the next few months. Dee authorized an expenditure not to exceed \$6,000.

JJ will be asked to get estimates on repairs of irrigation. Even though JJ is capable of making temporary repairs it was agreed that a professional should be asked to give the Board an estimate on all repairs and installation of meters. Any action on this will be tabled until a new Landscape Chairperson takes over in February.

A city flood control person, Brockmeyer, ruled that the Rancho Esperanza development east of CV is responsible for keeping excess water out of our development. A letter will be written by John on behalf of the Board to Rancho Esperanza giving them this information. A copy will be sent to businesses SE of our complex. *Moved Nancy, second Beckman.*

Clubhouse – Nancy reported that about 43 people attended the December buffet. The January 13 theme will be Tuscany and in February, Mardi Gras.

Architectural – Jerry approved a dark purple color for a wrought iron fence for the Strandbergs.

He sent a letter to the Fosters advising them of the CC&R ruling that no signs be allowed on common property since they had a large Christmas sign in front of their property. Their responding letter was read at the meeting stating they did not know this was contrary to the rules. It was decided by the Board that no response is necessary at this time. Jerry will write an article for the Chronicle stating the CC&R and advising that permission for signs can be given by the Board upon request.

Jerry reported that the new web address for CV is www.coloniaverdehoa.com. Two years' hosting will be \$166.80. Email access will cost \$120.

Jerry gave the Nominating Committee report which recommended the following residents as potential Board members: Agnes Hannley, Robert Ferguson and Gloria Williams. The ballot that will be mailed to members with the Chronicle was reviewed and will be sent with one correction.

Legislative - Brenda suggested that since she has found several unknown rules in the CC&R's, that each Board member read through them carefully and then recommend changes to be made. For instance, it is stated in the CC&R's that each unit have two outside parking spaces designated for its use and that the homeowners are responsible for the upkeep of these spaces. Since this has not been the practice, the rule should probably be removed. Brenda would like to be sure there are not other similar practices that need to be addressed before meeting with an attorney.

Dee will email each Board member a copy of the CC&R's that Sonja has retyped.

There being no new or old business, the meeting was adjourned.