

## CCVNHOA Board Meeting

December 1, 2015

In attendance: Paul Oppegard, Dean Goss, Frank Hare, Karen Kronauge, Katie Kleeman, Barbara Dorsey, Mary Lou and Bill Smith, Rick Spoor, Dianne McCallister, Jenny Mancini, Amber Pleiss, Eric Hackett, Debra Reinhard, Anne Egan, and Melinda Argust

Meeting commenced at 7:10 pm.

**Approval of November meeting minutes:** Dean moved to approve the November meeting minutes as written, seconded by Mary Lou, and unanimously approved.

**President's Report:** Dean introduced our soon-to-be-elected officials, Jenny Mancini and Dianne McCallister. Dianne and Jenny will be listed on the proxy delivered to residents tomorrow along with the new directory. Dean passed out the board's letter for Alan Saltzman saying that Alan can be let out of his HOA shake roof replacement requirement. This letter will not legally supersede any required title requirements, however. Dean welcomed our new board members.

**Vice President's Report:** Frank said he's looking forward to working with the new board.

**Treasurer's Report:** Karen gave out the balance statement and financial expense sheets. These will be distributed at next week's Annual Meeting by Jenny Mancini. These sheets do not include everything because some costs are projected throughout year end. Rick asked how much we pay for insurance on the entrance walls. Karen said that we pay \$600 a year in insurance for both walls. Paul wondered if we own the walls now based on our discussions about this topic earlier in the year. Dean said it's a handshake deal that we own the walls, but the city maintains them. Anne will ask TJ Gordon if this needs to be an official policy. Dean provided a brief history of the walls for new board members. The price of the perimeter walls was covered by the perimeter homeowners when they were erected years ago. Karen added that there have always been issues regarding the walls because the CCVN HOA was originally intended as a gated community. Dianne asked Anne to document this for the minutes.

**ARC:** Paul said there have been a couple of roofs submitted for ARC approval since the last board meeting. ARC is now up-to-date. Paul mentioned that it has been somewhat problematic working with the brick company to repair the Tufts Avenue entrance wall. Dean said that he will fix the brick if it hasn't been completed by spring.

**Annual Meeting:** Dean passed out the draft 2015 Annual Meeting agenda. The meeting will be very straightforward; Mayor Rakowsky and Councilman TJ Gordon will present a City overview and the Police Chief will address the police standoff, traffic violations in CCVN, and teenage smoking. Barbara will bring candy and snacks and Anne will get coffee, water, and nametags. Rick commended Dean on his ability to run the Annual Meeting.

**Newsletter:** Anne mentioned the newsletter items for winter 2016 (mid-January). These items include: Annual Meeting minutes, ARC and Covenant Enforcement reminders, Halloween and Adult Holiday Party update and photos, Sunny Weber's new book available on Amazon, thank you to the businesses and neighbors who generously provided meals during the South Alton Street incident, and thanks to our old and new board members.

**Old Business:** Rick noted that this HOA board has been very successful at finding the fine line between enforcement and civility under Dean’s leadership. Dean reminded board members that we are not allowed to act on anonymous issues. Dean also mentioned that he feels it is best to “do no harm” when it comes to neighborhood issues in order to maintain harmony.

**New Business:** Please join us for the Adult Holiday Party on Saturday, December 5<sup>th</sup>, at 6:30PM. Our generous hosts are Rick and Daphyne Reiff, 4481 S. Yosemite Court. Also, please plan to attend the Annual HOA Meeting at Hope United Methodist Church on Tuesday, December 8, at 7PM.

Dean moved to adjourn the meeting at 8:00 pm, seconded by Barbara, and unanimously approved.

**Upcoming meetings:**

December 8	Annual Meeting, Hope United Methodist Church
January 12	Frank Hare
February 9	Dianne McCallister
March 8	Debra Reinhard
April 12	Shannon Hackett
May 10	
June 14	
July 12	Edie Widoff
August 9	
September 13	
October 11	
November 8	
December 6	Katie Kleeman
December 13	HUMC