

CCVNHOA Board Meeting
September 13, 2016

In attendance: Frank Hare, Henry Gardiner, Debra Reinhard, Katie Kleeman, Paul Opegard, Jeff Denchfield, Jenny Mancini, Dianne McCallister, Edie Widoff, and Anne Egan

Meeting commenced at 7:10 pm.

Approval of August board meeting minutes: Dianne moved to approve the August board meeting minutes with Paul's change to place "undesirable" in quotes under the T.J. Gordon/Jeff Roemer/Steve Burns' section, seconded by Frank, and unanimously approved.

President's Report: Dianne mentioned the AirBNB legal issue and suggested that perhaps we state in the newsletter that we are enforcing the covenants. So far, we have one AirBNB issue and two landscaping issues to add since spring. We should also refer neighbors to the website for any questions about the Covenant Enforcement Policy.

Vice President's Report: Frank did not have a report this month.

Treasurer's Report. Jenny sent the fee assessment letter to Tom McCarthy three weeks ago. Tom is responsible for \$150 in fines from the most recent AirBNB violation. In addition, Jenny will bill him for the \$980 in legal fees incurred since his third violation and the attorney's cease and desist letter. Jenny will also include Anne's administrative costs, as well as \$150 in accounting fees. Katie motioned to bill Tom McCarthy \$980 in legal costs, \$150 in accounting fees, and Anne's administrative fees, seconded by Edie, and unanimously approved. Jenny's letter will specify that these fees are due in full within 90 days, or additional fees will apply. Dianne asked Anne to send a copy of the cease and desist letter to the legal department at AirBNB. The HOA is financially sound.

ARC: Paul and Jeff said that since June, they have processed 28 ARC applications, most of these roofs. They passed out a flowchart with the ARC requests (yellow highlighting means the file is still active; need to close something on the request). Jerry Reiff, owner of 4677 & 4679 S. Akron Street just had his roof replacement approved. Jerry mentioned that the HOA roofing guidelines specify that damaged roofs need to be repaired or replaced within 60 days and some other properties on South Akron Street are not adhering to this policy. Paul and Jeff will look into this and write a roofing section for the newsletter. Paul and Jeff will also look into a complaint of thistles over the property line at 4693 South Akron Street (Lubchenco). The Egan's at 9050 E. Tufts Avenue are working on removal of the large dead tree at their property line. Jeff and Paul want the board to approve Leo Lech's rebuild drawings. We can communicate as a board, but Lech needs to work through the ARC just like everyone else in the neighborhood. Dianne will follow up.

New Business: No new business.

Old Business: Katie said she is concerned about the Lindquist-Kleissler property. They have a lot of unsightly trash and debris piled up in their driveway at 4208 South Alton Street. Anne will inform Sheryl Jaramillo at the City. The Annual Halloween parade and party is coming up at 5:30pm on October 31st at the home of Jan Wenzlau and Lee Leininger. The Adult Holiday Party will be held on December 4th from 5-7pm at the McCallister's house. Jeff will host the January 10th meeting and Debra will host the February meeting. Anne will send an email out asking the board what day works better to meet than Valentine's Day in February.

Henry moved to adjourn the meeting at 8:35pm, seconded by Paul, and unanimously approved.

Upcoming meetings:

October 11	Henry Gardiner
November 8	Jenny Mancini
November 29	Katie Kleeman
December 6	HUMC
January 10	Jeff Denchfield
February 13	Debra Reinhard