

CCVNHOA Board Meeting
November 29, 2016

In attendance: Edie Widoff, Johnny Poon, Ondi Hozian, Katie Kleeman, Paul Oppgard, Jeff Denchfield, Jenny Mancini, Debra Reinhard, Eric Hackett, and Anne Egan

Meeting commenced at 7:13 pm.

Approval of November 8th Board Meeting Minutes: Debra motioned to approve the November 8th board meeting minutes as written, seconded by Edie, and unanimously approved.

President's Report: Dianne could not attend.

Vice President's Report: Frank could not attend.

Treasurer's Report: Jenny passed out the most recent HOA financials. Social expenses are coming in a bit less than in previous years. Administrative and legal expenses are slightly higher because of the ongoing AirBNB issue. Tom McCarthy has been expensed for the AirBNB violation, but has not yet responded. HOA director and officer expenses have increased. The board would like to recognize Frank for his work on the website. There are some remaining 2016 expenses for administrative costs, the adult holiday party, and the Annual Meeting. Jenny passed out the proposed 2017 financials; the HOA is in a solid financial position with \$40,000 in the bank. Jenny reminded the board that we will always have HOA dues coming in. Debra will assemble a 2016 neighborhood real estate report for Dianne to present at next week's annual meeting. Regarding the proposed 2017 financials, Katie suggested adding an asterisk by community directory since this is a biannual expense, and noting a range for social expenses.

ARC: Jeff passed out the most recently updated list of ARC requests. There have been 61 ARC requests since spring. The landscaping at 4397 S. Akron Street is still being completed. The Adils's, 4300 South Alton Place, Nichol's, 9155 E. Stanford Place, Flournoy's, 4367 S. Akron Street, and Hackley/Mikelevicius family, 4398 S. Akron Street, still to submit ARC requests for exterior work already completed. Anne will send the ARC forms again. The Lech house is going up. It is large, but looks very nice so far.

Annual Meeting/Proxy: Dianne will present the 2016 neighborhood real estate report at the Annual Meeting. Jenny will present her financial report. Anne will ask Frank if he has a report. Jeff will present the ARC report with details. Katie will be listed as Vice President on the Proxy. The Proxy will be delivered tomorrow. Anne will order coffee and cookies for the meeting and pick up nametags.

Newsletter: The board would like to see mention of ARC requirements and the ARC form, as well as the list of snow shovelers, included in the next newsletter.

New Business: No new business.

Old Business: The Annual Adult Holiday party will be held on Sunday, December 4th, at 5:15pm at Debra's house. Please attend. The Annual HOA Meeting will be held next week (Tuesday, December 6th) at HUMC at 7PM. See you there!

Katie moved to adjourn the meeting at 8:06pm, seconded by Jeff, and unanimously approved.

Upcoming meetings:

December 6 HUMC

January 10 Jeff Denchfield

February 13 Debra Reinhard