

## CCVNHOA Board Meeting

March 14, 2017

In attendance: Jenny Mancini, Dianne McCallister, Henry Gardiner, Edie Widoff, Debra Reinhard, Katie Kleeman, Jeff Denchfield, Paul Opegard, Johnny Poon, Sue Rice, Gary Kleeman, Frank Hare (via Skype), and Anne Egan

Meeting commenced at 7:10 pm.

**Approval of January Board Meeting Minutes:** Jeff motioned to approve the January board meeting minutes as written, seconded by Paul, and unanimously approved.

**President's Report:** Dianne motioned to approve the nomination of Sue Rice to the board, seconded by Jenny, and unanimously approved. Dianne thanked the Executive Committee for their hard work on resolving the ARC exterior paint violation at 4219 S. Alton Street.

**Vice President's Report:** Katie asked about the Easter Egg Hunt and said to tell the Ramirez family that she could help stuff eggs. As a reminder, we used all the plastic eggs last year when we hand-delivered eggs instead of having the Easter Egg Hunt. Anne will buy more. The Easter Egg Hunt will be held on Saturday, April 8<sup>th</sup>, from 10:30am-12:30am, at the home of Nestor and Janice Ramirez (4296 S. Akron Street).

**Treasurer's Report:** Jenny passed out the final 2016 financials and a recent (2017) financial report. 2016 has been closed out. The HOA invoices have been mailed and Jenny has approximately 50% of them back from the neighborhood. The HOA purchased a new printer and computer for Anne's use. Jenny said she will record the printer and computer as an expense, not a depreciable asset. The total cost was much less than budgeted for. Katie motioned to approve the final 2016 financials, seconded by Dianne, and unanimously approved. The HOA received a check for \$150 in fees from Tom McCarthy which he hopes will settle the ongoing AirBNB matter. Jenny engaged Adam Brown at Hindman Sanchez for a legal opinion. A collection letter went out yesterday to Tom McCarthy based on the board's unanimous decision in January to collect this debt. Johnny asked if we go forward from here or compromise without a judgment. We will wait to hear from Tom McCarthy after he receives the demand for payment sent by the board certified, return-receipt mail on March 13<sup>th</sup>.

**ARC:** Jenny presented the paint board from Leo Lech (4219 S. Alton Street). Jenny reminded board members that this exterior paint must fit aesthetically into the neighborhood in the earth tone family. Lech prefers Pink Ash (545) and has submitted an ARC form to that effect. Henry moved to approve the ARC application as written, seconded by Paul, and unanimously approved. Jeff passed out the ARC spreadsheet -- Ramirez is getting a new shed, Blim is retrofitting their driveway, Egan is getting a new roof, Smeltzer has submitted a landscape application, and Meyerhoff is doing some outside landscaping work. Dianne will work on Flournoy and Nichol's to complete their ARC files. Jeff is following up with Adil's on their roof. Katie asked about the McKiever's. We have noted their roofing changes and sent them a letter.

**Neighborhood Directory:** Dianne said her son, Andrew, can help lay out the new neighborhood directory. Jenny cautioned the board that this is a huge project and will take some time to complete. We will pay a flat fee for whomever is working on this, not an hourly rate.

**New Business:** Debra said she and Jenny followed through with providing the AirBNB in the duplexes notice of violation. The listing is down now. Nadya's son didn't understand the rules and they are happy to comply. Edie said Concha McNamara would like the garage sale to be bigger. Paul mentioned that the extent of HOA involvement is that we set a date, do a little advertising, and put up signs. Henry will take care of hanging the signs. Most of the advertising will take place online, without new money allocated for signs. Frank and Henry will work on this together. Concha asked if we will have a paper shredding day again. Edie will consider this, along with possible technology recycling and large item pickup at the same time. Johnny will provide a list of lights out in the neighborhood and Anne will call the City to get them fixed.

**Old Business:** No old business.

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

Upcoming meetings:

April 11	Dan and Ondi Hozian
May 9	Anne Egan
June 13	Edie Widoff
July 11	Jenny Mancini
Aug 8	Dianne McCallister
Sept 12	Paul Oppegard
Oct 10	Johnny Poon
Nov 14	Henry Gardiner
Nov 28	Dianne McCallister
Dec 5	Hope United Methodist Church