

**CCVNHOA Board Meeting**  
**May 9, 2017**

In attendance: Henry Gardiner, Johnny Poon, Jeff Denchfield, Jenny Mancini, Debra Reinhard, Dan Hozian, Gary Kleeman, Frank Hare (via Skype), Edie Widoff, and Anne Egan

Meeting commenced at 7:15 pm.

**Approval of April Board Meeting Minutes:** Jenny called the meeting to order. Henry motioned to approve the April meeting minutes as written, seconded by Dan, and unanimously approved.

**President's Report:** Jenny brought up the issue of making sure we have a quorum at the board meetings. The meetings are scheduled the same day and time every month, so a quorum should not be such a struggle. Jenny moved that Gary and Katie Kleeman share their board position since Katie often has evening commitments at Smoky Hill High School. Henry seconded, and the motion was unanimously approved. Jeff will ask Ward Argust to fill Paul's vacant board seat. If Ward is not interested, Gary will ask David Piantinada to serve. Please reply to Anne right away with a yes or no when the agenda and minutes are sent out.

**Vice President's Report:** Katie was not in attendance. Gary did not have a report.

**Treasurer's Report:** Jenny said we are still collecting HOA dues and have about 30 residences left. We will be collecting homeowner's fees from a neighbor who had not paid dues in the last four or five years. We will collect these fees at closing. Tom McCarthy's AirBNB issue has been turned over to the attorneys as instructed by the board. Henry asked if there are any other VRBO's or AirBNB's operating in CCVN. We are not aware of any.

**T.J. Gordon:** T.J. Gordon submitted a written report. Anne shared it here:

- 1) **Traffic Cameras:** The City has traffic cameras that monitor traffic only. We do not have security cameras that record anything, and there has been no discussion of installing security cameras.
- 2) **Street Light on Radcliff Place:** The City is in the process of contacting Excel Energy – and then will contact the HOA Board and homeowners on Radcliff Place – about options for installing a street light at the end of the cul-de-sac.
- 3) **Undergrounding Power Lines:** The undergrounding of power lines continues with discussions between Excel Energy and the City. Nothing substantial has changed in the past month, but hopefully contact with homeowners to discuss options will happen this summer.
- 4) **Outdoor Musical Park:** The City is constructing a new outdoor musical instrument park inside Westlands Park. This is going to be a very nice addition to the City's unique collection of amenities. One of the best things about this new park is that the idea for it belongs completely to our neighbor, Lita Saltzman. Lita approached T.J. more than a year ago with the suggestion and it is finally coming to fruition. The Ribbon Cutting Ceremony will be held June 12<sup>th</sup> at 6pm at Westlands Park.

**ARC:** Jeff said it has been very quiet. He motioned to note in the minutes that while the Nichols' and Flournoy's exterior projects were not officially approved, they conform to ARC requirements and the issue has been closed. Johnny seconded, and the motion was unanimously approved. Anne and Jenny thanked the board for their work in getting the Lech's new build paint color changed. Neighbors are very appreciative.

**Old Business:** Edie looked into the summer shredding event. We will consider doing this in conjunction with large item pickup and electronics recycling next summer. It is too chaotic with garage sale traffic to hold these events at the same time.

**Garage Sale:** Henry and Frank have a plan for garage sale promotion and would like some advertising money from the HOA. Henry said this is a way to (hopefully) encourage neighbors to use our advertising and only have one garage sale in CCVN this summer. Door-to-door flyer distribution would be helpful, along with an HOA email, and signage at the entrances. The board said they like this idea. Anne will send an email with the info and flyer. There are some existing garage sale signs from years past. Frank and Henry would like \$340 to promote the garage sale and order additional signage. They will arrange for a charity to pick up what doesn't sell. The board stressed that having the charity pickup is an incentive for neighbors and this needs to be part of what the garage sale offers. Jenny motioned to set garage sale advertising at \$250, seconded by Edie, and approved. Jenny also noted that this summer will be a good chance to determine exactly how many CCVN families participate in the garage sale.

**Neighborhood Directory:** Jenny said we are continuing to collect directory forms and encouraging people to send back their information. Concha McNamara will be assembling the directory. She will work with Dan, Jenny, and Anne. We will request artwork from neighborhood kids.

**New Business:** Frank wants to send a few targeted letters about putting trash cans away. Anne will take care of this after she receives the addresses from Frank. Dan will add a link to a waste service for the newsletter. Newsletter items will include new graduates and neighbors, Easter, and the garage sale, etc.

**Old Business:** No old business.

Dan moved to adjourn the meeting at 8:31 pm, seconded by Jeff, and unanimously approved.

Upcoming meetings:

June 13	Edie Widoff
July 11	Jenny Mancini
Aug 8	Dianne McCallister
Sept 12	Paul Opegard
Oct 10	Johnny Poon
Nov 14	Henry Gardiner
Nov 28	Dianne McCallister
Dec 5	Hope United Methodist Church

