

## CCVNHOA Board Meeting

September 9, 2014

In attendance: Mary Chedsey, Karen Kronauge, Dean Goss, Frank Hare, Mary Lou and Bill Smith, Barbara Dorsey, Katie Kleeman, Alan Saltzman, Sunny Weber, and Anne Egan

Meeting commenced at 7:14 pm.

Approval of August Minutes: Dean moved to approve the August minutes as written, seconded by Frank, and unanimously approved. Karen abstained from voting due to missing the prior month's meeting.

President's Report: Dean didn't have anything to report, but he said no news is good news. The neighborhood kids are back in school. Please drive carefully. Dean indicated that the board needs to vote on the trash and recycling container letter. Alan mentioned that he didn't remember these sections being added to the covenants in 2004, but it was when Tim Stenger was board president. Alan said that he thinks this is primarily a cul-de-sac issue since the new huge recycling tubs make it difficult to fit in the garage. Alan has driven around the neighborhood and estimates that approximately 30 percent of houses have bins in public sight. He asked how we expect to enforce this policy. Dean and Karen responded that it is a judgment call and the containers need to be kept clean, neat, and properly covered, not necessarily way out of sight. Frank said there is no enforcement tied to this. Dean mentioned that the letter does state out of sight, but that is not the major issue. Mary mentioned that this might create a huge firestorm of calls to Dean. Dean said that it's hard to put a definition on unsightly since this is obviously very subjective. Dean moved to send the letter, Katie seconded the motion, and it passed.

Vice President's Report: Frank had no news. The website is updated. Karen has some things to add to the website and she will email those items to Frank.

Treasurer's Report: Karen reports that we have over \$60,000 in the bank. We had a lot of social event line items this month. There is nothing significant to report on the receivables; they are very minor right now. The McDonald family sold their property at 9112 E. Tufts Circle for \$591,000. The remodeled duplex at 4680 S. Akron Street sold for \$445,000. Another duplex is under contract at 4697 S. Akron Street. It is listed at \$589,900. Karen mentioned that the transfer information for the HOA is problematic because there are two owners for the duplexes. Nancy Bakewell's house is on the market for \$499,000. Katie mentioned that the HOA social expenses seem high. Karen says she thinks the expenses are where we want them to be and she estimates that we will probably spend another \$6000 this year. Karen also said that we do want to show a slight loss every year. There are some naysayers who say certain people only host social events for the HOA so that they can use the food the next weekend for a party of their own. This negativity is only coming from a very small contingent.

Social: Mary Lou and Katie think an RSVP is a good guideline for events. Dean said that the reality is that people don't RSVP for events. The historical data for events is the best information we have for the number of attendees at neighborhood events. Halloween numbers are typically around 75 people. Mary said that regardless of the numbers, Halloween is important and a highly valued HOA social event. The board agreed wholeheartedly. Anne mentioned that: 1) Wendy Leslie and her family will host Halloween, 2) Eric and Shannon Hackett are hosting the Annual Adult Holiday Party on Saturday, December 13<sup>th</sup> from 6-9 pm, and 3) HUMC has been secured for the 7 pm Annual HOA Meeting on December 9<sup>th</sup>.

ARC: Alan had nothing to report, except for interior projects which are outside of ARC review. Alan did notice that the owners of the house that was rejected for the garage have put up some sort of storage hut on their property. Dean will be submitting his solar panel request to ARC.

New Business: Frank wondered if the HOA could install a few poop stations with bags around the neighborhood. He also said we could consider reimbursing people if they want to plant a tree in their front yard since this really does benefit the entire neighborhood. Karen mentioned that maybe we could offer a contest for house painting. Dean liked the idea of planting trees and said this might be a good event for Arbor Day on the last Friday in April, or Earth Day on April 22<sup>nd</sup>. Rob Yang is taking over the electricity job for the entrances. Anne will coordinate this transition with Gordon Roy.

Newsletter: Anne presented the following items for inclusion in the Fall HOA newsletter: thanks for complying with the trash and recycling container covenants, CCVN Welcome Wagon, reminder on home/car burglary and closing garage doors, Driver's Education at CCHS, large item pickup, one additional graduate, please pick up your dog poop, upcoming social events, fun summer events and photos, and please be wary of solicitors at your door

Old Business: No old business to report.

Dean moved to adjourn the meeting at 8:40 pm, seconded by Barbara, and unanimously approved.

Upcoming meetings:

October 14 Frank Hare

November 11 Alan Saltzman

December 2 Barbara Dorsey

December 9 Annual HOA Board Meeting, HUMC