

CCVNHOA Board Meeting

October 8, 2013

In attendance: Frank Hare, Rick Spoor, Mary Lou and Bill Smith, Anne Egan, Dean Goss, Alan Saltzman, Karen Kronauge, and Barbara Dorsey

Meeting commenced at 7:07 pm.

Approval of last month's minutes: Dean moved to approve the minutes as written, seconded by Barbara with unanimous approval.

President's Report: Dean said no news is good news. There are no huge issues or concerns in the neighborhood. The McCallister's sent a very nice note to Barbara and Dean about how nice the entrance gardens look. Dean suggested that maybe next year the white roses should be torn out. Barbara has ideas for next year, too. Everyone agreed that the flowers were spectacular this summer.

Vice President's Report: Frank said that all is right in the world.

Treasurer's Report: Karen apologized for missing last month's meeting. We have received many delinquent – even year's delinquent – recent payments from homeowners. We have a check from Greg Dunn. Karen mentioned that usually people who are paid up, stay paid up. This is great news all around and our receivables are down to historically low levels due to this new influx of money. Dean asked if the HOA can charge neighbors for the legal fees incurred through collection. Karen said yes. The board decision in the past is that we feel comfortable charging what we do for our legal costs associated with collection. Bills the HOA has received include a large paycheck for Chris (most likely her last), legal fees, and the community directory.

ARC: Alan is not getting the ARC requests because his email address is incorrect. It is missing the "t". Alan has only one project, the Mark and Mary Smith solar panel request. Alan has all of the written letters from the Smith's neighbors approving the panels except for the one from Dean. Alan will tell the Smith's to ask Dean for an approval letter. The two projects on Radcliff seem to be moving along well.

Social: Anne passed out Mary's draft Social Committee questionnaire. It will be hand-delivered. Anne said that Mary suggested giving people an incentive to return the forms. For instance, if the forms are returned by the deadline, perhaps neighbors could receive a 10% discount off their homeowner's dues (a \$10.00 value)? We could also pick one winner to receive 2014 HOA dues free-of-charge. The board loves the survey and hopes that everyone will return their forms. Anne will talk to Mary about adding the 10 percent incentive, as well as one winner for a year of free HOA dues. The Kleeman's are hosting the Halloween event. It will begin at Barbara's house. Barbara is sad to hear that there will be no Jazz Night this year. Shelly and Dean are thinking about hosting a Jazz Night next June. Karen mentioned that

maybe the descriptions of neighborhood social events should include guidelines regarding ease of planning.

Old Business: Rick mentioned that he has enjoyed getting to know all of the people on the board. In particular, Rick is grateful for Karen's thoughtfulness and professionalism. Karen echoed Rick's sentiment about getting to know the other board members and mentioned that it is a pleasure to serve. All of the board members seconded this. Anne passed out the draft email requesting new HOA board members. It will go out tomorrow. Hindman Sanchez has drafted a collection policy specific to our HOA. Karen would like the board to review this policy because if we do not have it in place by the end of the year, we will be in violation. The new collection policy is not terribly different from the old collection policy and in some ways it is more lax because the time frame is longer. Karen mentioned that this is simply formalizing our collection policy. The new collection policy has a lot of teeth in the foreclosure section. Alan is concerned about the lien section but Karen said it is all good. Dean motioned that the new collection policy be approved, Karen seconded, and it passed with unanimous board approval.

New Business: Frank brought up the issue of lighting at the Tufts Avenue entrance. He wonders if the board could invest in stand-alone solar lights along the entrance. Dean thought the lights might walk away. Karen mentioned that the CCVN power bill is \$54.00 a month. Frank thinks that we should do research on lighting for the Tufts Avenue entrance. Dean said we should ask the surrounding neighbors and the City about the potential of lighting the entrances. Mary Lou said there should be lighting on Alton and Radcliff, too. Anne will look into the lighting code for the City, as well as buying new wreaths for the entrances. Frank will look into the cost of lights.

Meeting adjourned at 8:16 pm.

Upcoming Board Meetings:

November 12 Mary Chedsey

December 3 Barbara Dorsey

December 10 Annual Meeting, Hope United Methodist Church