

CCVNHOA Board Meeting Minutes

Nov. 9, 2010

In attendance: Rick Spoor, Mary Lou Smith, Karen Kronauge, Frank Hare, Jen Lace, Paul Opegard, Chris Leonard and Amber Pleiss.

1. Frank called the meeting to order at 7:15.
2. Frank spoke about how wonderful Dean has been in the role of HOA President. Everyone agreed.
3. Rick made a motion to approve the last month's minutes and Karen seconded the motion. Minutes were approved unanimously.
4. Amber shared an occurrence of a dog attack in the neighborhood where a small leashed dog was being walked on the sidewalk when 2 unleashed larger dogs escaped from the house and attacked the small dog. Karen wants us to put a reminder in the newsletter about the responsibility of the owner of unleashed attacking dogs.
5. Treasurer's report: Karen supplied the updated financials for the HOA. The numbers were pretty standard on the P&L. On the balance sheet we have about \$60,000 in the bank. In AR, we have a couple of chronic non-payers whose names will be sent to our attorneys for lien according to our By-laws. These are folks who have not made good faith efforts to work with the HOA. Rick submitted expenses for the Halloween event of around \$500. Tom Trujillo did a great job at the grill. Everyone agreed that the event was a great success. A big thanks to all hosts and a special thanks to Leah Marie for getting all the prizes for ALL the kids. The whole board talked about how our neighborhood has such a wonderful reputation for our Halloween and other social events.
6. ARC Report: Chris will be submitting a form shortly for installing her new windows.
7. Website Report: The HOA now owns our own website. Frank and Karen asked Chris to do a consistent format on all minutes and save as PDF. Chris needs to download Cutewriter. Frank intends to have all updated by the end of each month. Frank will share passwords and special website information. It will be held by the Exec Director, Treasurer and President as well. The new owner of the Lucisano's house is also well versed in web hosting, and Dean had suggested that he be introduced to Frank. Frank wants to review our website hosting company and may want to consider changing companies after Jan. 1, 2011.
8. Karen suggested that Chris send out each newsletter to the board for review before mailing. Rick suggested putting in the picture of the Chedsey dogs in their frames with the suggested dog leash article. Chris wants to put in a small article about our storage unit.

9. Annual Meeting: The Board would like to make copies of GV covenants for neighborhoods to be distributed at the annual meeting. Wally, Sheryl, Randy, Ron and Gary will be invited to attend. Treasurer report, website and ARC updates will be included. Amber will distribute a flyer to every household about the meeting. Chris will do the flyer for Amber. . On the flyer, residents will be able to submit questions/comments to info@ccvillagenorth.com. We hope to increase attendance. Paul; suggested doing an evaluation form. Chris will create this. Karen suggested including a neighborhood safety update and recruiting a Neighborhood Watch leader. Karen also suggested putting up a forum where neighbors can sign in on the website.
10. New business: Karen had to call the police on her next door neighbors at the end of her street. They were dumping their dogs at night and leaving them all alone to bark all night. Frank wanted to speak with Rick about the Goldsmith Gulch Sanitation District which Rick is a part of. Frank had an unannounced visit last year from them. Frank had mentioned this to Rick and this year, there was wonderful advanced notice and wonderful customer service. In this particular street, the manholes are in the backyards. A resident asked Rick about debris in the street and some damage to her street. Rick said there is a plan to bring things back to normal. We will see if it is cleaned up by Thurs. Rick will follow-up.
11. Representatives came representing a large group of neighbors who are upset with the Dunn house at 9175 E. Stanford. There is no Electricity, no water, and the house is a hazard to the neighborhood. Regarding the property's broken window, Mr. Dunn assured GV's enforcement officer, Sheryl Jaramillo, that it was fixed, but put a 4 x 8 plywood sheet propped up by a 2 x 4 on the outside over the window opening and cut out bricks and left debris on grounds as his remedy. This is not acceptable. Now there is a stop work order on his door because he has not gotten permits. Neighbors are working with Sheryl at city. The lending bank doesn't care because there are just too many foreclosures. Karen reported that the HOA is filing a lien against Mr. Dunn. Karen will have lawyers do another search for him. It was suggested that the HOA call the health department on them, but Karen thought they wouldn't care. However, Amber said that the health dept. may go after them. Amber will head up the effort for the Board to find a remedy to Mr. Dunn's continued non-compliance with city codes and HOA covenants. We hope to have this done within 2 weeks. The city is planning on serving Mr. Dunn with a court summons to bring his home up to code, and the Court will decide the timeframe. The HOA will provide full documentation to the GV judge. Another option is, the HOA can enter the abandoned property, fix the problems, and bill Mr. Dunn for reimbursements. The Board will first see if the city can remedy the situation.
12. One resident suggested that we do a progressive garden tour next year to promote pride of ownership, or maybe do a showcased house of the month in our newsletter. The Board liked the idea and will discuss details at a later time.
13. The next meeting is Dec 7th at Karen's, the Annual Meeting is on Dec. 15th at Hope UMC. January's meeting will be at Jen Lace's home and Chris will host in Feb. Amber offered to host in March.

14. New business: Chris sent out a card to Jean Morrison in sympathy for the passing of her husband, long time CCVN resident and past City Councilman, Don Morrison. Chris will get a collection of cards to send when appropriate. A suggestion was also made to consider Sendoutcards.com.

15. Meeting was adjourned at 9pm.