

## CCVNHOA Board Minutes

December 7, 2010

In attendance: Dean, Barbara, Karen, Rick, Alan, Amber, MaryLou, Jen, Frank, and Chris.

The meeting was called to order at 7:15pm.

Chris brought up the fact that she had not had a raise in 2 ½ years and after a brief discussion, a motion for Chris to receive a 10% raise was passed unanimously. Karen was also acknowledged for her high level contributions and hard work.

Frank noted that the website is updated. Karen was concerned about potentially missing minutes, but Frank assured her that it is fixed now. Chris talked about having trouble with printing an ARC request from the website, but she will check again. Frank says it should work. New resident, Trevor Hayes offered to help with the website. Barbara had contact information for Trevor, and Frank will call him. Frank is suggesting doing a Facebook page. Frank will talk with Trevor to see about setting it up. Karen also offered to do it. The Board thought that bringing Trevor into the fold would be a good idea. Dean asked about the status of the HOA phone. Chris will improve checking every month, but it is now out of service. Chris will follow-up tomorrow.

ARC Report: Chris had ARC a request regarding replacing their windows. It was approved by Alan. Alan presented a current update on the Knuse house. Things are progressing. Mr Knuse is working with landscape architects now.

Treasurer's Report: Karen presented the financials with nothing major to report. This past year, Chris was the biggest expense, but it was noted that it was a huge savings over a management company. Other expenses included newsletters and social events. 7 liens went out this year for non-payment of dues. ( 7 owners, 8 properties) The collection process was followed exactly. Amber is working on two of the properties and we will be paid shortly when they close.

Old Business: Greg Dunn has pulled GV permits and has fixed the broken windows in his home. Sheryl Jaramillo at the city level is staying on top of it. The city can't now condemn the property since he is supposedly working on it. Amber is following this and has said that the county can go after Mr. Dunn if there is no electricity and no running water. As long as there is a current permit, nothing can be done. Amber will follow up with Sheryl. It was added, however, that Greg Dunn never got ARC approval or filed a request. Chris will send letter with ARC form with a cover letter. He has 2 weeks after receipt to fix or he will be fined (amount according to covenants). Letter will go certified. Any work in the future needs ARC approval. Chris will copy this to Sheryl. Chris will call 1x/month to Sheryl at City to check on permits pulled in the village.

Chris will make copies of GV Prop Maintenance guidelines and our covenants for the Annual Meeting.

New Business: Karen mentioned that the Hindman Sanchez e-newsletter is quite good. Karen is looking at a possible retainer of \$2-3K to the lawyers for better service. Before doing so, the Board will vote on it. Mary Lou brought up the upcoming directory and asked for some more fun information to be included. We do ask for voluntary participation and ask residents to update their information.

Annual meeting: The tentative schedule is as follows: Dean – 5 minutes, Karen 10 minutes, city council 20 min, Dave Fisher, Wally, and then social updates. Chris will ask Jenny to come. Chris will get nametags and a sign-up sheet. Rick stated that Dean suggested that if anything controversial is raised, that it be dealt with shortly and participants should be asked to come to the next Board meeting if needed for any further resolution. The Board hopes to keep controversy at a minimum at the Annual Meeting. Chris will call Linda at the church for a wireless code and screen.

Rick mentioned that he knows an incredible handyman who will advertise in our next newsletter. Amber wants an ad in the next newsletter as well as in the Directory.

The January meeting will be held at Jen Lace's home, and the February meeting will be held at Chris Leonard's home.

The meeting was adjourned at 8:25 pm.