

## CCVNHOA Board Minutes

**August 10**

In attendance: Chris Leonard, Frank Hare, Rick Spoor, Dean Goss, Mary Lou Smith, Barbara Dorsey, and Jen Lace.

Meeting commenced at 7:10pm

June 8th minutes were approved unanimously. July minutes were approved unanimously.

President's Report: Schultz home now is owned by Larry Gnuse. They have started work, but didn't get city permits. Gnuse claims that their contractor lied to him about permits. He is having difficulty with the current contractor, but supposedly now they have city permits (according to e-mail from Mr. Gnuse). There has been a complaint by another neighbor. Dean will call concerned homeowner and inform them of progress.

ARC Report: An ARC request is in from Leah Marie at 9192 E. Radcliff Pl. The request is approved. An ARC landscaping request from Paul Oppegard has also been approved. Chris will send approval letters. Alan was excused from tonight's meeting, so Dean gave his report.

The Board is concerned about repeat code and covenant offenders, especially in the area of boats and campers. We need to put more teeth in the policy. The Board would prefer to have the city enforce these rules. Frank mentioned how people are ignoring HOA notifications. Let's have city enforce. Chris will get with S. Jaramillo at the city and ask them to get after the repeat offenders. The Board will send notices with billing in JAN to deal with the boat violations, and letters will be sent to repeat offenders next spring. Frank discussed his frustration with board about no follow through regarding his issue with the Phifers. Rick asked Chris to call the city (the building department) and ask them if we can get wording on permits for HOA approval. We may be able to hold up permits for noncompliance. This way HOA does not have to do it. Chris will do research with our attorney, other HOA's, Ron Rakowsky, and the city to see what our policy should be. It was suggested that Chris should draft a letter for our ongoing policy. Our covenants state that fines can be levied. It was discussed that maybe any fine should be as a percentage of the project total.

There was no Treasurer's report since Karen was unable to attend.

Regarding our ongoing website issues, Frank is trying to be a liaison with the website host. They won't send us an invoice until they receive the death certificate of Don Nichols, but they have promised not to shut us down. Frank is concerned. Frank will follow up every few weeks. Chris will talk with Karen about having our attorney physically visit the widow to resolve the situation.

There was no other old business.

Jen and Rick have not yet talked with their neighbors about hosting Halloween. Rick and Jen will let Chris know in the next two weeks about whether the cul de sac is hosting or not.

The newsletter was received and enjoyed. Chris asked for help in getting material for future newsletters. Barbara suggested maybe a travel column.

Barbara mentioned a call from Susie Roy to the city regarding closing the gates to Village Greens park at sundown. It was suggested that Chris call Ron Rakowsky to ask about possibly starting this again since Susie got no response. Mary Lou mentioned that there are a couple of incidents with police in the park almost every night.

Frank says the water people are doing some work in the neighborhood again. Excel is also starting work on underground utilities on Radcliff.

The next meeting is at Karen's on Sept 14<sup>th</sup>, Oct 12<sup>th</sup> at Dean's , and November 9<sup>th</sup> at Frank's home. December 14<sup>th</sup> will be our Dec. meeting. Dec. 15<sup>th</sup> or 16<sup>th</sup> will be our Annual Meeting . Chris will reserve Hope Methodist church.

Meeting adjourned at 8:30pm.