

## CCVNHOA Board Meeting

May 12, 2015

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

Meeting commenced at 7:10 pm.

**Approval of April Minutes:** Dean moved to approve the April meeting minutes as written, seconded by Mary Lou, and unanimously approved.

**President's Report:** Dean reported that he has located the movie screens in the Roberts' garage. He spoke to T.J. about the broken wall. The City will know where the bricks came from. Anne said Sheryl will talk to the daycare about repairing the fence along the Tufts Avenue entrance. The City removed the dead rose bushes by the entrance monuments. Dean said it is good to have Amber back. Dean showed everyone the entrance signs congratulating our CCVN graduates. They will also be included in the newsletter.

**Vice President's Report:** Frank said he has purchased 12 yard signs for the garage sale. He has posted ads on the website and in various publications. Concha McNamara will create a map containing the participating garage sale houses. She will also arrange for a non-profit to collect unwanted material left at the end of the sale. The website is up-to-date. Please let Frank know if you have anything to add.

**Treasurer's Report:** Karen passed out the financials. There is not a whole lot of revenue coming in right now. Karen will send out a second collection letter in the next month to residents who have not yet paid their homeowners' dues.

**ARC:** Alan reported that the Sonstein's have their addition halfway done. Four houses on Tufts Circle are going together on a shared friendship fence. 9173 E. Stanford Avenue wants to install a roof similar to one at 9192 Radcliff Avenue. This roofing request will not be approved due to inferior quality. Alan addressed the HOA roofing standards. He said if "better/best" is desirable, we need to remove the "good" language from our standards. A normal pitch roof should be 3/8 to 1/2 inch thick. This standard was changed in 2000/2001 under Gordon Roy's tenure to reflect a higher quality material. As an HOA, we cannot require residents to upgrade to a more expensive product than they already have. Alan will talk to Paul about a roofing guidelines committee. Dean said we need to put the standards in writing and vote on them.

**New Business:** No new business.

**Old Business:** Dean brought up the Pfeiffer's unresponsiveness to the trash and recycling letters. Karen indicated that as an HOA, we need to refer to the most recent HB 100 policies in order to enforce our bylaws/covenants. The new policy requires notifying neighbors, giving them an opportunity for a hearing, fining them, and repeating the process before placing a lien.

Under the new law, a homeowner has the right to a hearing before a fine. Our HOA needs to adopt a fee schedule and begin the process of citation after instating a formal policy for covenant and rule enforcement. Karen distributed Hindman Sanchez's policy and suggested instituting a variation of this policy for our HOA. Dean asked Sunny to report on the dog waste stations. Sunny ordered and received five dog waste stations by mail with shipping costs waived. The cost was just over a \$1000. Dean will buy cement and use his post-hole digger to install these on a dry day. Sunny has not ordered the commemorative plaques yet. Barbara mentioned planting the entrance gardens. Dean wished Rick well until we see him again in December.

Dean moved to adjourn the meeting at 8:24 pm, seconded by Rick, and unanimously approved.

Upcoming meetings:

June 9	Katie Kleeman
July 14	Paul Oppegard
August 11	Dean Goss
September 8	Sunny Weber