

CCVNHOA Board Meeting

December 2, 2014

In attendance: T.J. Gordon, Paul Opegard, Rick Spoor, Dean Goss, Frank Hare, Barbara Dorsey, Karen Kronauge, Alan Saltzman, Sunny Weber, and Anne Egan

Meeting commenced at 7:15 pm.

Approval of November Minutes: Under the ARC section, Dean suggested replacing shake with shake shingles. Under Councilman Gordon's report, the minutes should read that he will confirm if the junipers belong to the City. With these corrections, Dean moved to approve the November minutes, seconded by Frank, and unanimously approved.

President's Report: Dean said that he will call Rob Yang to show him how to hang the entrance wreaths. Just as a quick reminder, the CCVN HOA Annual Meeting is coming up on Tuesday, December 9, at 7 pm. Dean will be tendering his resignation effective December 2015 at the 2014 Annual Meeting. Dean asked Paul and Alan to come up with some new language for roofing guidelines that can be added to the covenants.

Vice President's Report: It is very quiet on the Vice Presidential front. Barbara mentioned that there was a lot of activity in the park today. Apparently high school kids ignited the soap dispenser and the restroom filled with smoke. Sunny said that there has been late night 4-wheel driving in the park behind her house. The tire tracks are visible in the morning. Dean said to call the police.

Treasurer's Report: Karen reported that we have some administration costs, insurance bills, and Halloween, storage unit, and newsletter expenses. We are down about \$6000 from last year, but this is what we expected. In preparation for next week's meeting, Karen will have a budget and expense sheet. Next year should look pretty similar to this year. Paul asked if it is okay to be at \$43,000 in reserves since in the past, we have been somewhere around \$60,000. Karen said that we purposefully planned for this because we did not want to carry so much reserve. Paul asked at what point do we get concerned about this and what is the appropriate reserve? Dean said that we can either spend less, or charge more in HOA dues. Karen said that a couple of years ago the board decided to spend more on social events. This was a very deliberate, responsible, and thoughtful decision by the board. Alan also mentioned that under Karen's direction, CCVN was able to collect outstanding dues and that inflated the reserves for a time. Rick believes the cash reserves are in a very good place; dues are low, and we have a nice cushion if something comes up. Dean wondered if we should re-evaluate raising the Annual HOA homeowners' dues. Karen is going to do due diligence on this subject and report back to us.

ARC: The Sonstein's at 9142 E. Tufts Circle have been in discussion with their Rabbi as to constructing an iron gate in the cut-through wall. Alan said that it is still not clear who owns the

fence, but he recommends going ahead and letting them construct the gate. The property owners want to hold off on the addition until they have the gate and Eruv. Councilman Gordon will determine who owns the cut-through walls before we make a decision on the gate. The McKee's at 4430 S. Alton Street want to install a new roof with a very shallow pitch. However, the material they want to use might not work because it's too heavy. For reasons such as this, Alan is concerned that we cannot be too prescriptive in the HOA roofing guidelines. The guidelines were originally set primarily for wood shakes and shakes are not designed for every house. The McKee's are going back to their roofer for another proposal. Alan is concerned about the direction of the board. He does not think it is our job to police the neighborhood. Paul disagrees and says we need to follow our vision and mission statement. Residents knew they were buying into a covenant-controlled community. Let's identify problems, start gently, treat people respectfully, and try enforcing some of the trouble spots in the neighborhood. We do need to replace Alan on the ARC. Please spread the word. Karen will call Reed Barnes at 4307 S. Akron Street to see if he might be interested in this position.

Report from City Councilmember T.J. Gordon: Councilman Gordon met with City Officials for 90 minutes last week to get some definitive answers on ownership of the bushes along the Tufts Avenue entrance, as well as the cut-through walls. The City will be surveying on Tufts Avenue and the cut-through. Hopefully their official decisions will be recorded next week.

Annual Meeting: Anne will move Mayor Rakowsky and Councilman Gordon up on the agenda. Barbara will take care of supplying cookies and candy, Karen will bring coffee, and Anne will get nametags and cups. Sunny would like to give a 2-minute presentation on coyote education.

New Business: Karen mentioned that we need to be very careful not to overuse the CCVN email list. We don't want to be perceived as pushing any specific agendas. Dean asked Anne to add the following items to the January meeting agenda: solar lights along Tufts Avenue, tree and shrubbery discussion, dog poop stations, and preliminary roofing language. Also, in the next newsletter, we need to advertise for a new President, Treasurer, and ARC representative. Don't forget about the Adult Holiday Party on the 13th at 6 pm.

Dean moved to adjourn the meeting at 8:50 pm, seconded by Barbara, and unanimously approved.

Upcoming meetings:

December 9 Annual HOA Board Meeting, HUMC

January 13 Dean Goss

February 10 Anne Egan

March 10 Sunny Weber