

**CCW/W Homeowners Association
Board Meeting Notes: April 13, 2004**

In Attendance: Susan Dunn, Rex McClafin, Susan Walter, Crishelle O'Rourke, Bart Baudler, Rita Reed, and Allan Ciha. Incoming new board members: Marilyn Daniel, Jenny Merryman, Steve Brody, Cathie Refsland were present. Guests: Julia and M. Mistre, Steve Peers, Cheryl Peers, Steve Bott, Sharon Bott, Monica Anderson, Seven Anderson, Nancy Streck, Tim Streck, Jesse Gonzalez, Sony Gonzalez, Steve Balk, Luke Gruber, Deanne Gruber, Rachel McBurney, and (one name illegible).

Susan Dunn introduced the incoming CCW/OA board members: Marilyn Daniel, Jenny Merryman, Steve Brody, Cathie Refsland.

Secretary Report: The March meeting minutes were approved and will be posted on the web site.

Treasure's Report: Treasurer Rex McClafin reported that the Homeowners Association has \$31,973 in a CD (matures August 30, 2004); \$27,691 in a money market account; and \$22,982 in checking account. Currently there are 25 homes that have not paid their 2004 association dues representing \$875, and 2 for 2001. Total association funds equal \$82,648. Treasurer's report was approved. Incoming bills for the next couple of months will include lawn care and insurance. The new sidewalk needs to be completed by October 29th with an estimated cost of \$3315 in which the City of Clive will pay approximately half.

There were eight bids for lawn care services (mowing, fertilizer, and weed control) received. Daugherty's Lawn Care service was the lowest bidder and received the three year contract for the lawn service. Allan Ciha will write a contract for the service to present to Daugherty's Lawn Care. Rex will request Daugherty to send notice of liability insurance.

Covenant Issues

From the last meeting approximately 50 letters were sent to homeowners with unscreened sheds in the association. A number of phone calls were received by board members and some of the homeowners requested time on the program. There were approximately 16 homeowners at the meeting that presented their comments and concerns regarding receiving a letter from the CCW/OA board about the need to properly screen their sheds in their yard to be in compliance with the covenant of the association. Besides concerns on how to properly screen their sheds, they wanted some assurance from the board that future boards would not change the screening requirements.

A homeowner contacted Bart regarding a construction trailer being parked in front of his home. Bart contacted the city and was informed that trailers like that need to be moved every 24 hours. This contractor takes his trailer home each evening so the board could not do anything.

There was a call regarding a boat sitting in a driveway along Hawthorn Street. There are four homes along that block that belong to Pierson Estates so our association can not do anything regarding the boat. Bart was going to talk to Pierson Estates about this boat since their covenant says no boats can be parked in their members' driveway.

Old Business

A motion was made and seconded to approve the Letter of Agreement for the development and maintaining of a Real Estate web page on the CCW/OA web site by Michelle Price of Iowa Realty. The motion passed.

Rita Reed and Allan Ciha will develop a newsletter to be sent out announcing the CCWHOA annual meeting on May 11, 2004 at 7 pm at the Heartland Presbyterian Church. Other items to be included in the newsletter: announcing new CCWHOA board members, information on sheds, annual budget, boat and motor home parking in driveways, notice about disposal of lawn clippings and brush over the fence along Hickman, requesting assistance with flower planting at the entrance of 142nd and other entrances, City of Clive Clean-up day (May 8th). Brush chipping cleanup for Clive is the week of April 19th and branches need to be at the curb on the 19th.

New Business

Susan Dunn discussed a letter received from Dr. Anthony Paustian regarding baseball parking along 159th street. A signed petition of homeowners along the street was sent to the City of Clive requesting "No Baseball Parking" signs be installed along their street. The homeowners association has no authority regarding street parking. Susan contacted the city and they would not put up any signs. She will discuss the problem and concerns of the individuals along the street at the next Walnut Creek Baseball board meeting. Allan Ciha will write a letter explaining the boards' response to this issue.

Corrections of the 2004 budget were discussed. A motion was made and second to approve the revised 2004 budget. The new 2004 budget was approved and will be posted on the website.

Rex will look at the bank charges for our CCWHOA banking account prior to the next meeting.

Steve Brody has volunteered to serve as the CCWHOA treasure for the coming year.

The board discussed the homeowner's issues regarding screening of their sheds. Bart will continue to work with the home owners to resolve their issues. The intent of the board was to define the rules for the shed screening covenant since the covenant is very vague. The board decided that 75% coverage of three sides of the sheds would be appropriate for screening of the sheds. The main concern was to make sure to break up the site lines so the sheds do not stick out across the homeowner's yards. A list of plants that could be used for screening sheds will be obtained from a local nursery.

A motion was made and seconded to alter the guidelines to clarify the 75% screening for sheds to apply to three sides of the sheds so the shed entrance is accessible. The motion passed 6 yeas to one nay. Bart will send a letter to each of the individuals receiving the original letter describing the modified shed screening.

A motion was made and seconded stating that the board will send a letter to the homeowners once they are in compliance of screening for their shed. The letter would state that the homeowner has satisfied the compliance that would satisfy future boards once the sheds are inspected by the board. Motion passed.

The meeting was dismissed at 9:30 pm.

The next meeting will be at Heartland Presbyterian Church at 7 pm on May 11, 2004. This will be the CCWHOA annual meeting.

Minutes submitted by Allan Ciha.