

**CCW/W Homeowners Association
Board Meeting Notes: September 9, 2003**

In Attendance: Susan Dunn, Travis Black, Rex McClafin, Bart Baudler, Allan Ciha, Rita Reed, and Susan Walter

Guests: Mike O'Rourke, Todd Biegger, Amy Biegger

Secretary Report: Meeting notes were approved as written for July meeting.

Treasure's Report: Treasurer Rex McClafin reported that the Homeowners Association has \$31,973 in a CD (matures August 30, 2004); \$27,518 in a money market account; and \$10,472 in checking account.

There are currently 39 residences that are delinquent on their 2003 association dues and 7 outstanding from 2002. This represents approximately \$1075 (2003 dues) and \$125 (2002) dues for a total of \$1195 outstanding. Date of the next due notice will be presented for board approval and date to be sent out.

There are currently six liens filed related to dues or covenant violations. In the future an informative letter will be initially sent to the homeowner explaining the potential of a lien being placed on their property.

Todd and Amy Biegger discussed concerns on the issue of their home child care operation. They explained their home operation and their concerns of being targeted with their operation. They want the board to be consistent in its ruling on all business operations within the association.

Covenant Issues:

Issues this month concerned boats setting in the driveway over the 7-day per year time period and screening in front of house at 146 Summit screening garbage cans.

Old Business

A motion was made and seconded to accept Rob Phelps contract for "web gardening" and his continue working with the CC W/W board's web site. Rob will also try to obtain a new web provider for the CC W/W website.

Committee Reports

Items for next newsletter: 1. parking on the street limited to 24 hours; 2. snow removal around mail boxes and fire hydrants; 3. update on CC W/W website; 4. information on the potential split of CC West and Woods; 5. reminder of dues letters coming out in early January; and 6. pride and upkeep of our neighborhood.

Discussion of wording for Screening of Sheds: There will be a \$200/ quarter fine assessed for shed screening violations after October 31, 2004 for not having screening completed.

Current Wording: Any dog run, trash receptacle, tool shed, or other structure of like nature shall be properly screened by reasonable shrubbery or decorative fence or both.

Proposed Wording: Proper screening consists of fencing, shrubbery or both that screen a minimum of 75% of the mass (or total front/back/side surface area) of the structure from neighboring homeowners' views from the back and both sides of the property. Additionally, a minimum of 75% of the mass of the structure should be screened when viewing the structure from the street as you pass the residence (on a typical lot) or when passing the residence in the front or side of a corner lot. Screening should be of a permanent nature and should screen the structure year around. Therefore, shrubbery used as screening should be evergreen or of proper density to screen the structure during the winter months as well as the spring through fall months. Decorative fencing boards should be spaced to completely block the view of the structure. Plants used as screening should reach a maturity or size that screens 75% of the mass of the structure within 2 years from date of planting to be considered appropriate. I.e. - small trees that may provide screening in 10 years from the planting date will not be suitable. Screening of 75% of the structure is determined by the area below the side roof overhang and a level line extending around the structure at the level of the overhang. Sidewalls measuring 8' high on two opposite sides of a structure would result in a minimum requirement of 6' of screening completely around the structure. All decorative fencing and/or plantings must be installed no later than October 31, 2004.

A motion was made and seconded to accept this interpretation of wording for screening of sheds, dog runs, tool sheds, and other outside buildings. Current sheds that do not meet this covenant are subject to the dates.

New Business

Discussion of covenant issues regarding daycare centers in residential homes. Initially the board will send a notice of present covenant. A case is currently in the court system and the board will wait to see the outcome of this case. Bart will contact the attorney to obtain his opinion regarding day care centers in residential areas.

A discussion took place regarding charging association dues to the churches in our subdivision. A motion was made and seconded not to charge association dues to the churches. The motion was defeated. Allan was going to find out who to send the association due notices. Heartland Presbyterian Church donates their church for holding association meetings as their dues replacement to the association.

The City of Clive has told the board that it is illegal to have vehicles parked on the street longer than 24 hours. If a vehicle is on the street longer than the 24 hours, the Clive police can be called

The meeting was dismissed at 9:30 pm.

The next meeting will be at Heartland Presbyterian Church at 7 pm on October 14th.

Minutes submitted by Allan Ciha.