

CdC Homeowner's Association Board of Director's Meeting

April 23, 2017

Present: Barry Bader, Hilda Banyon, Bob Bernstein

Absent: Debra Castro, Doug Clark

Also Present: Vicki Acciari, Bev Hewitt, Jeanne Viola-Balding, Ron & Leslye LaBakken, David & Sally White, Ken & Bernie Huettl, John Bauer, Ralph Balding, Jean Dunsing, Lisa Schabloski

Call to Order: Meeting called to order by President Bader 10:40 a.m.

President Bader took a moment to thank Bernstein & Balding for their handling of the recent landscaping issues with two homeowners; Banyon for temporarily taking on Treasurer responsibilities until Doug Clark returns in the fall and will be named Treasurer; Leslye and Ron for stepping in immediately to co-chair the pool committee; Lisa, Tom and Doug for working on accounting procedures; Randy Vogel our new Landscape Chair and to Ralph for his years of service to the community.

Motion to approve the March 26th minutes as amended by Banyon, 2nd by Bernstein. Motion carried.

Motion to approve the previously emailed Board/Committee changes as follows by Bader and 2nd by Bernstein. Motion carried.

Schabloski resigns as Treasurer but will remain on the Finance Committee. Banyon will be Secretary/Treasurer until October. Doug Clark will be Treasurer beginning October.

Balding resigns as Landscape Chair and member of the ACC. Randy Vogel appointed new Landscape Chair and becomes member of the ACC. Effective May 1, 2017.

Gordon Minier resigns as Pool Chair. Leslye and Ron LaBakken appointed co-chairs of the Pool Committee. Effective immediately.

Banyon will be added to the Chase bank account immediately. Schabloski will stay on the bank account as a member of the Finance Committee.

Architectural Control Committee: Bob Bernstein reported that the previously named "Landscape Advisory Committee" will now be named "Landscape Committee". Position descriptions for both the Landscape and the ACC have been updated (thanks to Bader and Hughes) and are attached to these minutes. He also advised that the ACC will once again be having regularly scheduled meetings the first Wednesday of the Month September through May at 4:30 at the pool. Minutes will be presented to the Board at their monthly meeting and made part of the Board Minute book and posted to the website. All residents are encouraged to attend. New forms for landscape changes and paver guidelines have also been issued. These will be posted to the website and attached to these minutes. A suggestion: if you are doing pavers and are doing landscape changes at the same time, prepare both the paver approval form and the landscape change form to be on the safe side.

Bernstein moved that the new descriptions, forms and guidelines be approved. 2nd by Bader. Motion carried.

Bernstein will prepare a formal policy regarding the picking of fruit trees. The Landscape Committee will pick the fruit on trees that are on the outside of the wall. The homeowner is responsible for picking fruit on trees inside the wall. Should the homeowner fail to do so, the ACC will notify the homeowner they should be picked

by a certain date. If they fail to do so, the ACC will have Mauricio pick the fruit and the homeowner will be billed \$250.

Landscape: Balding reported that the following projects were completed: 10052 E San Salvador Drive (Recsetar); 10059 E San Bernardo Drive (Friedly); 10091 E San Salvador Dr (Good); 10123 E San Salvador Dr (Simonie); 10090 E San Salvador Dr (Moran); 10092 E San Salvador Dr (Edwards); 9280 N 100th Place was handled through the ACC. Movie tickets/popcorn gift cards will be given to Mauricio and his crew as a THANK YOU from CdC. (Note: no expense this year as these tickets were bought several years ago and expensed at that time.) Bauer and Balding inspected the community electrical transformers for leaks. Those needing service were called into APS by Bauer. Randy Vogel will take over the reins of the Landscape Committee on May 1. Balding will be available to provide input/guidance and support for as long as needed.

Bader pointed out that when Balding took over as Landscape Chair several years ago, there were no written records in place. Balding has done a good job of putting those items together during his tenure and we thank him for his service to the community.

Pool: LaBakken (new Pool Chair) advised that the pool developed a leak about a week ago which was patched right away (\$200 repair cost) but only held for less than 48 hours. As a result, Leslye has ordered a sonar pressure test to see where the leak is coming from (\$450) which will take place on Monday. Discussion followed regarding options on the pool. Until we get firm information on extent of the pool problems, we cannot make a decision. We should know more by the end of the week. Ideally, our goal is to try to get through the summer without shutting the pool down and then complete repairs in January. However, if that is not possible, we will notify every one of our plan of action. **Thank you Leslye and Ron for working through these issues with the pool.** Status updates will be sent via community bulletins as information and decisions are made.

Ad hoc Committee: Banyon, on behalf of Burke, gave a status report on the remodel project (report attached to these minutes). There was discussion which included the residents in attendance discussing the project. As a result of the pool leak and not knowing exactly the extent of the problem, the Board recommended the remodel project be placed on hold until fall. Bader thanked the ad hoc committee for their work to date on this project.

Finances: Banyon presented the financials and summary (attached to minutes). There are some corrections that need to be made to the financials (spreading of budget numbers) which Lisa will take care of before the next board meeting. There are several general ledger accounts that the Finance Committee is recommending we consolidate. Landscape and Pool Committees would like to see the water bills for their area ongoing.

Upon taking on the Treasurer responsibilities, there were several delinquent accounts that Banyon focused on. To date, those have all been dealt with except for two.

Banyon made the motion, 2nd by Bernstein that we place two delinquent accounts over 120 days past due into collections with our attorney. Motion carried.

Communications: Banyon presented to the Board the new “welcome packet” noting that immediately after printing, it was out of date because of the new Landscape/Architecture changes. She will update the packet with these changes and then get them to our CPA who will provide them to new residents after closing. Bader suggested that the “frequently asked questions” portion be posted on our website.

Next Meeting: May 21, 2017 at the pool at 10:30 a.m.

Minutes Submitted by: Hilda Banyon, Board Secretary