



CdC Homeowners Association Annual Meeting

January 11, 2017 7:00 p.m.

President Barry Bader called the meeting to order at 7:00 p.m.

Moved and second to accept the agenda as written.

Moved and second to approve the minutes of the January 13, 2016 meeting.

Architectural Control Committee: Bob Bernstein (Chair) reported that 21 inspections were completed for sold homes, 15 applications for Architectural changes (windows, doors, sidewalks, pavers). Residents are continuing to maintain and upgrade their properties. A Front Door Policy was approved December, 2016. (listed on CdC website)

Questions from audience: ***Do security doors need to be approved?*** These are approved on a one-by-one basis. ***Do colors for front doors require approval?*** Must be from color pallet on file at Scottsdale Ranch Community Center. There are 3 pallets of colors. Dunn Edwards has the color choices.

If you are considering a change, it is best to be pro-active and call Bob Bernstein first to get it approved.

Landscape: Ralph Balding (Chair) reported on all of the 2016 landscaping activity. (Details are on website in monthly minutes)

Questions from audience: ***Is approval needed for backyard changes?*** No. ***What about residents who do not pick their fruit?*** Balding reported that if the fruit is left unpicked CdC will have it picked and the homeowner will be billed.

Pool: Mike Wolfe (Chair) thanked summer residents for being patient while repairs on our old system were being done. By mid-February 2017 all equipment will be replaced. We have hired a new service contractor, John McCallum. There is a ad hoc committee that will be looking at updating the pool/Ramada area.

Finance: Barry Bader reported for Lisa Schabloski the financials. Cash on hand: \$180,228.90 and Equity is \$186,053.60. Our surplus for the year was \$12,057.95 vs budget of \$10,905.92. We are now paying fees for outside CPA firm. Our pool expenses exceeded budget by \$5600. Landscape was under budget \$7500.

The 2017 Operating Plan was presented and it was noted that an increase in the monthly dues of \$5 will be effective Jan 1, 2017. The new monthly dues are \$120/month.

Bader thanked all volunteers who worked on social events, book club, pool parties, Saturday morning coffees, and our CdC website. Great job everyone!

President's Comments: Board goals for 2017: 1) Long Range Facility Planning. Our community is 30 yrs. old and as we experienced recently with our pool, things need to be updated/replaced, etc. An ad hoc committee will be formed to look at the needs of our community for 15-20 yrs. out. Ed Burke will Chair this committee. If you are interested in being part of this committee, contact Hilda Banyon or Barry Bader.

2) Communications. We want to keep our residents informed of events, changes, updates, etc. in a timelier manner. Hilda Banyon is heading the Communications committee and you will see some changes coming in the near future. We will continue to strive to provide information in a timely manner and welcome your feedback.

3) Engagement. We want more people involved. The main way to keep our HOA dues reasonable is having volunteers engaged. We have a lot of opportunities available. Please consider volunteering!

Bader thanked Mike Wolfe for his years on the Board. Mike will continue to serve on the Pool Committee.

Debra Castro was elected to the Board.

Board meeting dates: Jan 29, Feb 26, Mar 26, and Apr 23. Board meeting dates are posted on the CdC website.

Meeting adjourned 8:00 p.m.

Minutes submitted by: Hilda Banyon