

**CCW/W Homeowners Association  
Board Meeting Notes: June 13, 2006**

**In Attendance:** Bart Baudler, Tom Hardin, Booker T. Washington, Jr., Ed Butler and Allan Ciha were present.

Guests were Mark Rosen and Steve Brody

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

**Treasure Report:** Steve Brody discussed the treasurer's report and stated that he had four bills to be paid. The association has a U.S. Post Office Permit for mailing and the yearly fee was \$160. The board decided that at the present time to maintain the mailing permit.

**Covenant Issues:** Bart discussed the covenant issues that came before the board during the past month.

The board received a complaint regarding the Foster's batting cage. A discussion on the history of the batting cage was provided to the new board members. At the present time this complaint was tabled for consideration at later meetings.

At the present time for any covenant bylaw to be change there is the need for a 2/3 approval of association homeowners. There was some discussion regarding the possibility of changing the voting for covenant bylaws changes to be a simple majority.

There was a complaint about a pool house at 2193 NW 147<sup>th</sup> Street being too large of a structure. Bart was to send a letter to the homeowners to remind them of the need to screen the pool house with shrubs and/or trees. The current board felt that it needs to stay consistent with past boards on the screening of out buildings.

**Old Business**

There was a complaint regarding lights at the baseball park being on after 10 pm. After discussion of the issue Bart will follow-up with a letter to the Walnut Creek Baseball association to let them know that lights at the park are on after 10 pm. The Waukee city ordinance will be checked to determine what their requirements are regarding the park lights.

Allan will contact Kevin Patterson regarding picking up trash along Hickman Road and cleaning the dirt and stones out of the waterway at 142<sup>nd</sup> and Lakeview.

Allan will contact the contractor that did the stone work in the waterway at 142<sup>nd</sup> and Lakeview to see what can be done to fill in the ruts and to seed in the fall.

There was discussion regarding the need to update the CCW/OA website. Bart was going to contact Doug regarding the progress being made on the website development. The board felt it was time to obtain bids for having the website developed professionally. Tom Hardin was going to develop a specs sheet outline for the website and email them to the board members for review and additional suggestions/comments.

## **New Business**

A motion was made and second to install Mark Rosen to the CCWHOA board as its seventh member. The motion passed.

CCWHOA Board Officers for the 2006/2007 are:

President	Bart Baudler	14751 Wildwood Dr, Clive, IA 50325	515-987-0894
Vice-President	Mark Rosen		
Secretary	Allan Ciha	14787 Woodcrest Dr, Clive, IA 50325	515-987-3112
Treasurer	Tom Hardin	14880 Woodcrest Dr, Clive, IA 50325	515-987-5979
Covenant Issues	Bart Baudler	14751 Wildwood Dr, Clive, IA 50325	515-987-0894
Member	Doug Van Polen	720 Westbranch Dr, Clive, IA 50325	515-987-0287
Member	Booker T. Washington	1976 NW 158 <sup>th</sup> St, Clive, IA 50325	515-987-0930
Member	Ed Butler	15422 Rosewood Dr, Clive, IA 50325	515-987-3041

A motion was made and second to install the officers as stated. Motion passed.

There was a complaint about a dead tree in the common area along Hickman Road. Tom Hardin and Allan Ciha were going to check to see if the tree needed removal or if it could wait until the fall around the time of the City of Clive brush clean-up.

There was discussion regarding the common ground maintenance of the Right-of-Way (ROW) along Hickman. The City of Clive sent the board a letter stating that the City of Clive was no longer going to do the mowing along the ROW of Hickman and it was now the responsibility of the association to keep the grass trimmed. The board was going to contact the lawn service to determine what size the grass needs to be when they mow in the common area.

The board discussed developing and sending a newsletter out prior to the fall. The newsletter would update association members on the voting results for the covenant issues. Introduce the new board members for the coming year. Bart volunteered to write articles on these two issues. An article about the potential new CCWHOA website was proposed. Additional articles were requested from the board members. Allan was going to email November, 2005 CCWHOA Newsletters to the board members for additional article ideas.

A motion was made and second to waive the 2006 association dues for three new homeowners that moved into the association into housed with unpaid dues. The motion passed.

The next meeting will be at the Heartland Presbyterian Church at 7 pm on July 11, 2006.

The meeting was dismissed at 8:15 pm.

Minutes submitted by Allan Ciha.