

**CCW/W Homeowners Association
Board Meeting Minutes: November 15, 2007**

In Attendance: Tom Hardin, Ed Butler, Richard Nunez, Mark Rozen, and Allan Ciha were present.

Secretary Report: The minutes from the October 9, 2007 meeting were amended and approved. They will be posted on the website.

Treasurer Report: The treasurer's report was reviewed and approved. The major expense during the past month was for lawn mowing. One of the late dues with late fees was paid this past month when the house sold. Tom established the association's sixth CD from the Money Market account at 4.75% interest for six months. The association currently has a CD available on a rotating two month cycle.

The 2008 association budget was presented and discussed. The proposed budget will be posted on the CCW/OA website. A motion was made and seconded to approve the 2008 budget and to set the 2008 CCW/OA dues at \$35 per lot for the coming year. The motion included the mailing of the due statements to be due on January 1st with a late payment assessment on anything postmarked after March 31st. The motion passed. Tom agreed to send a second due reminder notice on March 15th to all unpaid residences.

Covenant Issues:

Richard supplied the board with a list of covenant issues and concerns. The board members discussed each item:

1. The cleanup at 14762 Lakeview is completed; however, there was a complaint regarding dirt washing on to the sidewalk from the unsodded area of the yard and the raised mound of dirt in the front yard. The board will monitor the sodding of the yard.
2. There is still an issue regarding the screening of the dog run at 1801 NW 155th Court. Richard is going to talk to the homeowner.
3. Garbage can compliant for NW corner of 157th and Wildwood. Mark was going to check to see if the garbage can remains out following the weekly pickup day.
4. The board discussed realtor signs being placed between sidewalk and street. A note discussing the placement of signs was in a recent newsletter from the mayor of Clive.
5. There was a question regarding the covenant on the use of vinyl siding on homes. There is no CCW/OA covenant against the use of vinyl siding on a house.
6. A complaint came concerning 1975 144th Street and the removal of bushes and/or trees from around their shed. The board will look at the location and discuss this at the next meeting.
7. A complaint was received regarding the parking of a semi-tractor in the driveway of the house at the NW corner of 157th Street and Wildwood. While unsightly, the covenant does not address the parking of commercial vehicles. There was also a complaint concerning a makeshift fence around their garden at the same address. Temporary fences are not allowed under the CCW/OA covenant. Mark will draft a letter to the homeowner.

Old Business

There was continued discussion of establishing a Neighborhood Watch program for the association. At least 60% of the homeowners need to participate before the city police will assist with the program. The board felt that the Neighborhood Watch is a great program but dropped the proposal due to a lack of interest from the homeowners.

The board discussed the problem of speeders along Lakeview and Hawthorne. Mark was going to check to see the date for the City of Clive council meeting. Mark and Richard and any other interested individuals would attend a council meeting to see what could be done to reduce the speeding along Lakeview and Hawthorne.

Tree planting in the common ground along Hickman was tabled until the spring of 2008. Nick Stahly will be contacted to follow up with his tree planting proposal.

Richard was going to talk with Nick Stahly to see if he would be interested in serving on the board.

The fall newsletter was discussed. Several of the board members volunteered to submit articles for the newsletter. Potential articles discussed were 1. Most common covenant issues (Richard), 2. 2008 CCWHOAs budget (Tom), 3. Protective covenants for yard signs and screening dog runs and sheds (Richard), 4. Entrance monument (Bart) and 5. Note thanking people for their time in beautifying common areas of the association (Mark).

New Business

Richard was going to ask Bart to check with Qwest on payment for using land along Hickman Road for their underground lines and switching box.

The next meeting will be at the Heartland Presbyterian Church at 7 pm on December 11, 2007.

The meeting was adjourned at 8:10 pm.

Minutes submitted by Allan Ciha