

CCW/W Homeowners Association
Board Meeting Notes: August 9, 2005

In Attendance: Bart Baudler, Jenny Merryman, Steve Brody, Doug Van Polen and Allan Ciha were present.

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

Treasurer's Report: Treasurer Steve Brody reported that there was \$6024 remaining in the treasury for 2005. The remaining major expenses will be for the newsletters and landscaping. Steve will check with the company doing the association lawn mowing about making a fall fertilization and broadleaf herbicide application on the common ground.

Covenant Issues: Bart provided updates on the following covenant issues:

1. The homeowner with the fence in the common area along Hickman Road has not responded back to the board's request. The homeowner is to write a note in his deed stating that the back fence is not on the property line. The homeowner is to pay for the note and for having our attorney review the note.
2. The letter was sent to a homeowner on Summit regarding a camper being parked in the driveway for extended periods of time. The camper is currently removed from the property.

Old Business

Batting cage – the lawyer for the Foster's have not responded back to the board regarding their plans for the batting cage in 2006. The batting cage was taken down at the end of July. It was decided to give the Foster's attorney a courtesy call to determine where the issue currently stands.

The board discussed the process of changing protective covenant. Our attorney told us that the board can change the declaration of covenant and bylaws with a 2/3 approval of the association homeowners. Protective covenants can be changed with a 2/3 vote, if warranted. The board members discussed which issues that could potentially be addressed in the covenant. Some of the issues discussed were: construction trailers parked in driveways, aboveground swimming pools, tool sheds and like structures in the backyards, oversize soccer goals, batting cages, satellite TV dish placement on homes, house colors, and holiday lights. Bart was going to put together a note to send out to the other board members with some suggestion on wording of the covenant. Board members were to review Bart's list and bring any additional items to the next board meeting. The board discussed the best way to be proactive in making sure that the items discussed were brought to the homeowners. It was decided to discuss the issues in the next newsletter, have a proactive mailing in December and then have the homeowners' mail back their responses with their dues statement in February.

At the September meeting the board will discuss the best way of establishing new seedings along the area where the construction of the new sidewalks were completed last fall. The grass did not take.

Allan will contact the new website designer to come to the next board meeting to discuss what the board would like to have done with the website. The board would like to know what the program is that is being used to design the website and if it is possible for board members to make simple changes to the website.

New Business:

Rod Sears has stepped down from being on the board due to other time commitments. The board has the ability to appoint a replacement board member. Board members are to bring names of individuals interested in serving on the board to the next meeting. Bart will contact Susan Dunn to see if she would be interested in serving on the board.

The board also discussed the homes that are in Country Club Woods Plat 5. Doug was going to contact some of the homeowners in that plat to see if they would be interested in joining our homeowners association. Since the homeowners have not been members of our association a motion was made and seconded to repay the members of Plat 5 that had paid association dues up to \$40 of past dues.

The meeting was dismissed at 8:05 pm. The next meeting will be at Heartland Presbyterian Church at 7 pm on September 13, 2005.

Minutes submitted by Allan Ciha.