

Country Club West Homeowners' Association Meeting Agenda

Dec 12, 2006

Board Members present: Bart Baudler, Ed Butler, Tom Hardin, Mark Rosen

- Secretary's Report – approve Nov. meeting minutes – Bart
 - *November meeting minutes were approved. Tom will post them on the web site.*
- Treasurer's Report - Tom
 - *Projected year-end expense totals were reviewed. We're projecting to be over our annual budget by ~ \$2,200. However, with nearly \$5,000 in unbudgeted expenses (rip rap repair at 142nd St Entrance, new web-site development, extra Association newsletter), we're within a reasonable variance.*
 - *We have 28 homeowners (out of 645) with outstanding dues and/or late fees owed to the Association. After 2007 dues collection, we will file liens in April against homes with outstanding dues.*
- Covenant Report – Bart
 - *No new covenant issues to report*
- Old Business
 - Mowing contract quotes – Mark
 - *The Request for Proposal (RFP) was reviewed. An updated version will be sent to the board and submitted to 3 prospective bidders this month. The RFP will be submitted to Daugherty Lawn Care (our current contractor), All American Turf Beauty (our current weed & fertilizer contractor) and one additional lawn care provider.*
 - *Bids will be due back to Mark by February 1 and be reviewed by the Board at our February meeting.*
 - Entrance markers – Bart
 - Review homeowner feedback
 - Discuss creative direction
 - Process for determining feasibility
 - *Letters were mailed to 13 homeowners with lots on the Western and Southwestern borders of the Association to see if they would be interested in the Association constructing an entrance monument on their lots. One homeowner with a lot backing up to 156th St responded that they would potentially consider it.*

- *Quotes will be solicited for an entrance monument that resembles the 142nd/Lakeview Country Club Woods monument. A minimum of 1 monument will be quoted for the 152nd/Hickman entrance and potentially a second monument for the private lot along 156th.*
- *Bart will follow-up with the homeowner to update and gauge further interest in proceeding.*
 - *If the homeowner is interested, the City of Clive will be contacted to discuss setback distances, etc.*
- *Bids will likely be reviewed at the February meeting.*
- Dues mailing letter – Tom
- *Tom shared version of two dues mailing letters. A standard version for homeowners in good standing and a second version for homeowners with outstanding past dues.*
- *The dues mailing will occur in early January, payable on receipt, with a \$10 late fee assessed after March 31st.*
- *Allegra printing will manage the mailing.*
- New Business
 - 2007 budget – Tom
 - *Tom reviewed a proposed 2007 budget. Contract labor was increased to cover potential Association management expenses and a small contingency budget was added for unexpected expenses. Other slight inflationary increases were made to several categories. After discussion and small modifications to the proposal, a 2007 budget of \$22,550 was unanimously approved.*
 - *To support the budget, a motion was made to set annual dues at \$35/lot. It was unanimously approved.*
 - *The meeting was adjourned at approximately 8:00 p.m.*