

MINUTES

CDC HOA Board of Director's Meeting

January 28, 2018

PRESENT: Barry Bader, Debra Castro, Doug Clark, Robin Silberman, Hilda Banyon

ALSO PRESENT: Leslye & Ron Labakken, Randy Vogel, Romane Roman, Ken Huettl

CALL TO ORDER: Bader called meeting to order at 10:30 and welcomed new Board member, Robin Silberman. Introduction of Board/Committee members and residents.

APPROVAL OF MINUTES: Motion by Banyon, 2nd by Bader to approve minutes (with corrected spelling of Labakken's last name). **Motion carried.**

NOMINATING COMMITTEE: Castro reported that there are two openings on the Board. Two nominees were elected for 3 year terms at the January 24, 2017 Annual Meeting: Doug Clark and Robin Silberman.

Castro presented the following slate of Board Officers for 2018:

President: Debra Castro

Vice President & ACC Chair: Barry Bader

Treasurer: Doug Clark

Secretary: Hilda Banyon

At Large: Robin Silberman

Castro presented the following Committee Chairs for 2018:

Communications: Hilda Banyon

Pool: Leslye Labakken

Landscape: Randy Vogel

Nominating Committee: Open

NOTE: Listing of Directors/Committees attached

Motion By Castro, 2nd by Banyon to approve above Slate of Officers and Committee Chairs. **Motion carried.**

The Facilities Planning Committee has completed their task. We now need to address funding. Bader will send "thank you" to Committee members for their service on this committee.

Question: *Are monthly meetings for the ACC required by the CC&R's.* Bader will check and respond at next meeting.

2018 CALENDAR OF MEETINGS: 2018 Calendar presented (attached). Discussion of meeting day of the week. Board consensus is to keep 4th Sunday of the month as regular schedule meeting unless otherwise noted during the months of Oct-May. Motion by Bader, 2nd by Silberman to approve 2018 Calendar. **Motion Carried.**

FINANCE: Clark advised the Board of the outside review of financials by Tess Ridgeway (no exceptions noted). Cost \$2750. Motion by Clark, 2nd by Castro to approve. **Motion carried.**

Financials were distributed with board packet (were reviewed in detail at annual meeting). 2015 a complete audit was conducted and it was noted that a "capital study" is needed. (not done) 2016 review completed by Tess Ridgeway and she gave a verbal comment that HOA's have reserve funds and studies. The Finance Committee is asked to look into how we go about doing a "capital and reserve" study. Clark indicated to hire an outside firm would probably be around \$2000. He will check to see if we have the talent in our community to complete the study and report back. Question raised during financial review: *Can we get a separate meter to monitor water at the pool?* Cost would be around \$20,000 to put in a new meter. Board does not feel this is a needed expenditure. Motion by Clark, 2nd by Castro to approve 2017 financials. **Motion carried.**

POOL: The pool project has turned into much more than was what was originally expected. Basically, the Leak Squad comes out and tests for leaks. If a leak is found, they mark it. Then a plumber comes and repairs the leak and then a pressure test is done. Our pool has not passed the pressure tests yet. New leaks have been found each time which is what is taking so long. *Question: Can't all the lines be tested for leaks at the same time?* No. This is the process that must be followed. The pressure tests are 24 hours and if the lines hold, it means all leaks have been found and we can move forward. As of this date, if we pass the pressure tests (no more leaks found) the rest of the work can be completed and we should be open by President's Day. Until then, the pool area remains closed.

Leslye provided a summary of pool expenses thus far:

Original Contract with CDC Pools:	14,769.00
Addendum to split spa lines, repair cracks, raise floor	8,250.00
Collars and flash floor	
Leak Squad detection	360.00
Plumbing repair for leaks (addendum coming)	750.00
Estimates on future costs:	
LED spa light	650.00

Infloor cleaning heads	1,200.00	
Spa conversion to salt	<u>1,300.00</u>	
	\$27,250.00	Budget = \$25,600

Future Considerations:

New Cool Decking, painting walls, new signs, kitchen upgrade (because cool decking will go into kitchen), bathrooms, furniture/umbrellas

Question: What is cost for cool decking? Leslye doesn't know. The Board asked her to research and get back with info at next board meeting.

Question: Does it make sense to go ahead and remove and update all piping since we are having so many leaks and the pool is 30+ yrs old? The leaks detected so far is from piping put in after 1985. To replace all piping would be an additional \$20,000. The pool committee will discuss further at their next meeting.

The Board thanks Leslye & Ron and their Committee for working through this major project.

ARCHITECTURE CONTROL COMMITTEE: New ACC Chair, Bader, reported that the Committee is working on expanding the Paint Palette selections, garage door replacement policy and 2 CC&R's amendments. Bader will send out some drafted language to the Board for consideration. Short Term Leasing is another issue that is being reviewed at the Scottsdale Ranch Committee. They are holding education session and after same, Bader will report back with where he feels CdC should go with this issue. Bader will discuss with Bernie Huettl her paint color selections.

Question: How do we enforce policies? There are currently issues with garbage cans being left out and in the past cars parking on the streets overnight and houses that have had exterior work done that has not been approved by CdC and in some cases not by Scottsdale Ranch ACC r.

Bader indicated that Scottsdale Ranch changed the rules which affected us. Previously, requests were sent to CdC first for approval, then to Scottsdale Ranch. Now the Ranch requires they receive the request first and once it is approved they forward the approval to CdC and resident who must then get CdC approval before work can begin. Enforcement is a serious issue. The Ranch has a fine policy \$25-\$1000. CdC has tried to handle issues in a friendly manner. Bader will be working on policies and enforcement of same in the near future.

LANDSCAPE: Vogel indicated that the geraniums in our entry areas are being planted about a month too late. He will have Maurico's crew handle this going forward. Vogel will give more thought as to whether or not we need to have a workday and will communicate with Banyon. The Pool Committee will pick up handling the installation and take down of the sail.

Question: How much is the cost for drips that are watering pots in front yards? Vogel indicated this costs about 12-1/2 cents per pot per year. Board agrees this is not a big issue.

COMMUNICATION/SOCIAL: Banyon will look into holding a social gathering at the Ranch while pool is out of commission. Currently, collections are being handled by Banyon for “short term” past dues. She will formulate a written policy and present to the Board.

PRESIDENT’S REPORT: Bader thanked everyone for their work during his tenure as President and handed the reigns over to new President Debra Castro.

OLD BUSINESS: Painting Walls. ACC to discuss.

Entrance updating

NEW BUSINESS: none

HOMEOWNER’S FORUM: *When are the ACC/Landscape/Pool committees meeting and where?*

With the ongoing pool project, the pool committee is meeting as needed which is sometimes weekly.

The ACC & Landscape Committees will be meeting as needed and dates/times will be circulated via community bulletins and/or email blasts.