

**CCW/W Homeowners Association  
Board Meeting Minutes: June 12, 2007**

**In Attendance:** Mark Rosen, Tom Hardin, Ed Butler, Richard Nunez, Dave Roszak, and Allan Ciha were present.

**Guests:** Nick Stahly

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

**Treasure Report:** Treasurer's report was reviewed and approved. Current association balances are checking account - \$30,267, CD - \$36,255, and money market - \$29,578. At the current time there are 20 delinquent homeowners in paying their 2007 association dues. Tom will call the homeowners with delinquent dues to see if they will send in a check. If a check is not received within the next month, then the board will determine if a lien is necessary. Tom stated that the past month's major expenses were commercial property liability insurance through Ohio Casualty Group and lawn mowing by Daugherty's Lawn Care.

**Covenant Issues:**

While Bart was not present at the meeting, he supplied the board with a written update of covenant issues and concerns. The board members discussed each item:

1. Bart sent a letter to the Andersons on Ridgeview regarding the parking of their boat in their driveway. The boat has been moved. No additional response is required at present time.
2. The board discussed a dog run at 1801 NW 155<sup>th</sup> Court where there are some concerns if the dog run is properly screening. The board members will view the property and the dog screening and reply back to Bart. Depending on the response, Bart may need to send a letter to the homeowners.
3. The board has received a complaint regarding the trash (old Christmas tree and other items) in the backyard at 14951 Summit. The board felt Bart needs to send a letter to the owner and tenants discussing the need to clean up the backyard.
4. There was a complaint regarding trash and old railroad ties in the backyard at 14762 Lakeview. There was some discussion regarding if the owners were going to start construction on their home. The board decided to table further action on this until the July meeting to see if construction does begin. Board members should view this backyard prior to the July meeting so a decision can be made.
5. An issue about an owners planting of shrubs at the corner of 157<sup>th</sup> and Wildwood. There is a City of Clive ordinance regarding the distance and size plants can be from the corner. Plants in the 2-10 foot tall need to have at least a 25-foot tangent from the corner. The board felt Bart should send a letter to the homeowners explaining the City of Clive ordinance for distance and size at street corners so the homeowner may be able to move some of the shrubs to come into compliance with the city's ordinance.
6. A question was presented to the board concerning a large patch of thistles near the MidAmerican pipelines at 142<sup>nd</sup> and Lakeview. Allan will determine who owns the land and who needs to take care of the thistles. The Canada thistles are about waist high and ready to bloom.

## **Old Business**

The entrance monument is nearing completion. The only remaining section is the top-cap which should arrive in approximately 2-3 weeks. Signage for the monument is discussed under new business.

The board members discussed the topic of a Neighborhood Watch program. Richard said that in some sections of the association he has seen Neighborhood Watch signs. Mark volunteered to check with residents living near the signs to determine how the system was established on those respective streets. Mark will report back to the board at the July meeting.

Speeding along Lakeview was discussed. Mark stated that he followed one driver and talked with the person about their excessive speed. There is no way of determining if the speeding is increasing or decreasing along Lakeview.

## **New Business**

Bart received two quotes for signage of the new entrance monument. The lettering would say "Country Club West" and also include the CCW symbol. The bids were from Des Moines/Winterset Monuments for \$1,339 per face + tax and from Signs Plus for \$984.05 per face + tax. Signs Plus did signage for street markers for the association several years ago. The board members tried to determine if there would be any benefits of one company's signage over another. The board did not know if Bart had additional signage bids to come in. A motion was made and seconded to approve \$2000 + tax for signs on two faces of the entrance monument. Motion passed.

There was some discussion regarding contracting out the treasurer's duties in the upcoming year. Tom was going to obtain bids for contracting out the treasurer's duties prior to the July meeting so the board can discuss this topic in more detail. It was pointed out to all board members that the treasurer's duties were contracted out 6-8 years ago. Tom discussed that he has spent approximately 80-90 hours during the past year performing the treasurer's duties.

The 2007/2008 association board officers are: President - Richard Nunez, Vice-President -Mark Rosen, Treasurer – Tom Hardin, Secretary – Allan Ciha, Covenant Chairman – Bart Baudler, and board members – Ed Butler and Dave Roszak.

Nick Stahly presented the board with his idea for beautification of the common ground along Hickman Road from 144<sup>th</sup> – 149<sup>th</sup> Streets. He suggests the board look into planting evergreen trees along the fences that back to Hickman. Nick contacted the City of Clive and the Iowa DOT to determine who owns the property behind the fences. The DOT has an Office of Roadside Beautification and MidAmerican Energy offers grants for tree plantings. Nick is contacting the two groups to see what is available for trees and plantings. Nick and Mark will continue to look into this potential and report to the board at the July meeting.

The next meeting will be at the Heartland Presbyterian Church at 7 pm on July 10, 2007.

The meeting was adjourned at 8:10 pm.

Minutes submitted by Allan Ciha.