

**CCW/W Homeowners Association  
Board Meeting Notes: May 11, 2004**

**In Attendance:** Susan Dunn, Rex McClafin, Susan Walter, Bart Baudler, Rita Reed, and Allan Ciha. Incoming new board members: Marilyn Daniel, Jenny Merryman, Steve Brody, Cathie Refsland were present.

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

**Treasure's Report:** Treasurer Rex McClafin reported that the Homeowners Association has \$31,973 in a CD (matures August 30, 2004); \$27,714 in a money market account; and \$24,421 in checking account. Currently there are 17 homes that have not paid their 2004 association dues representing \$595, and 2 for 2001. Total association funds equal \$84,109. Treasurer's report was approved. Rex talked with the bank and has changed our checking account from a Business Account to a Small Business Account. This account still pays interest on the money in the checking account but does not have the monthly fees. New sidewalks need to be completed by October 29<sup>th</sup> with an estimated cost of \$3315 in which the City of Clive will pay approximately half. The sidewalks are for 65 feet along 144<sup>th</sup> street and 130 feet along 152<sup>nd</sup> street.

**Covenant Issues**

Bart Baudler sent a follow-up letter and/or talked with about 10 homeowners present at last month's board meeting regarding screening of their sheds. It appears that many of the initial concerns have been addressed and homeowners are trying to comply with the requirements.

Bart received a call regarding a house on Hawthorn needing repair and painting. There is nothing in the CCW/OA covenant to cover this type of issue. The City of Clive was also called and they can not do anything.

The owner at 14662 Hawthorn parks a boat in his driveway. This house is part of Pearson Estates which allows for no boat parking in their covenant. Bart will follow-up at the courthouse to review Pearson Estates covenant and write a letter to the homeowner. Susan Dunn contacted Pearson Estates to see if they could assist with having the boat removed from the driveway. Pearson Estates association has dissolved and can not assist us with this problem.

Bart showed pictures of grass clippings dumped over the fence along Hickman at 15031 Summit. He sent a letter to the homeowners requesting clean-up of the clipping and explaining the boards and the City of Clive policy regarding dumping of yard waste on common ground.

**Old Business**

**Landscape:**

No one called to volunteer to assist with planting and watering of flowers at the association entrances.

Daugherty has signed the lawn service contract and provided certificate of liability insurance.

A motion was made and seconded to accept the \$205-255 estimate for 2 cubic yards of cedar mulch and placement around the trees at 142<sup>nd</sup> and Lakeview and to clean out the spillway by Kevin Patterson. Motion passed. Kevin will also be asked to remove the dead evergreen trees in the spillway area.

There was some discussion regarding the replacement of the dead evergreen trees in the spillway area. Evergreen trees are not the best to have in these very wet conditions. No action was taken.

A motion was made and seconded to obtain a bid from Brent Rockers for broadleaf weed control of the approximately eight acres of common ground along Hickman Road with the cost of chemicals and labor not to exceed \$400. Motion passed. Rex will contact Rockers for an estimate.

Rex received a letter regarding the accumulation of newspaper and trash on the large common ground along Hickman Road. After some discussion the board decided that board members will take care of the trash collection and disposal once or twice a year.

**Real Estate Page on CCWHOA website:** Michelle Price from Iowa Realty has agreed to support the development and maintenance of the Real Estate page.

**Walnut Creek Little League Baseball Parking:** Susan Dunn discussed the parking issue at the WCLL board meeting. They agreed to place an announcement concerning the parking on their website. Police are starting to patrol and ticket parking violators. Allan sent a letter to Dr. Anthony Paustian responding to his initial complaint. Rex discussed another letter he received regarding similar issues from Daniel Harness and has responded back to his letter.

**Separation Committee:** A motion was made and seconded to continue to investigate the issues – advantages and disadvantages – of separation of CC Woods and CC West with Tom Dunn as chairman of the committee. Motion passed. The board wants to make sure there is representation from all areas within the association on Tom's committee. Susan will bring a list of committee members and addresses to the next meeting.

Rex has requested a waiver from the City of Clive regarding the sidewalks at 144<sup>th</sup> and 152<sup>nd</sup> streets. He has not heard from the city at the current time, but will keep the board informed of any response.

### **New Business**

Rex received a bill for the CCWHOA domain name. He will check with Rob Phelps to determine if this bill is legitimate.

Rex received two emails during the past month. One individual suggested establishing a "Yard of the Month" award. The board like the idea and Rex will contact the individual to see if they will lead a committee on this project. The second email concerned the wording of antennas and TV dishes in the CCWHOA covenant. This individual would like to have that wording removed. The board does not have the authority to remove the wording and it would require a 60% vote of all association members. The board did not feel that at this time the wording needed to be removed and were concerned if enough people would vote to validate an election.

The new officers for the 2004/2005 board are: Susan Dunn – President, Cathie Refsland – Vice President, Allan Ciha – Secretary, Steve Brody – Treasurer, Bart Baudler – Covenant Enforcer, and Jenny Merryman – Newsletter Coordinator.

Susan Dunn thanked and presented gifts to Rita Reed, Rex McClafin, Susan Walter, and Crishelle O'Rourke for their service during the past year(s) on the CCWHOA board.

The meeting was dismissed at 8:30 pm.

The next meeting will be at Heartland Presbyterian Church at 7 pm on June 8, 2004.

Minutes submitted by Allan Ciha.