

CASA DEL CIELO HOMEOWNER'S BOARD MEETING MINUTES

November 12, 2017

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

ABSENT: Bob Bernstein

ALSO PRESENT: Gordy Minier, Barbara Gould, Diana Love, Chuck Love, Romane Roman, Dave White, Ken Huettl

CALL TO ORDER: Bader called the meeting to order at 10:30 a.m.

Bader advised that his intent is to keep board meetings to 90 minutes. Introductions made. Special thank you to those who continued to provide support during the summer months to the Board and Community.

APPROVAL OF MINUTES: Moved by Banyon, 2nd by Castro to approve the April 2017 minutes. Motion carried.

Moved by Banyon, 2nd by Castro to approve the amended October 2017 minutes. Motion carried. (amendment corrects pool pricing)

APPROVAL OF EMAIL MOTION: Motion by Bader, 2nd by Clark to approve email request to move forward with pool/spa work. Motion carried.

FINANCE: Motion by Banyon, 2nd by Castro to approve April thru Sept 2017 financials. Motion carried.

Motion by Banyon, 2nd by Bader to add Doug Clark to CDC bank account. Motion carried.

Clark presented financials for October, 2017. **Motion by Clark, 2nd by Bader to approve.** Motion carried.

The 2018 draft budget was presented by Clark. Clarification will be sought from CPA on how to handle the capital expenditures. There will be some tweaking to the budget and an adjusted 2018 Operating Plan will be presented at the December meeting for approval.

POOL: Reporting for LeBakken, Bader reported that the pool work will begin Jan 2 and will take approx. a month to complete. The pool will be closed during this time. The question was raised how this repair will affect the rest of the pool area. Bader will check with LeBakken and report back. The feeling is that all activity will cease at the pool until work is completed for safety reasons.

Bader reported that our janitor has resigned and we are recruiting a new one. Anyone who knows of someone who might be interested should refer to LeBakken for consideration.

Question asked if new tiles will be "blue". Since this is a commercial pool, it is required the tiles be blue.

Minier reported that the pool lights are not changing colors. This may be covered under warranty.

LANDSCAPE: Vogel reported there are no major issues at this time. He is working with Mauricio to complete a “commercial contract”. The Landscape committee will be: reviewing tree policy, looking at artificial turf, try to come up with options for the areas where grass doesn’t grow and providing a landscape schedule so residents will know what is going on in the community.

COMMUNICATIONS: Banyon is working in conjunction with Committee Chairs to formalize communication guidelines.

NOMINATIONS: Castro reported there are 2 board vacancies. Castro and Banyon are working on recruiting new board members, committee chairs and committee members. Report will be given at December meeting.

Jeanne Balding has resigned as the Workday Chair. Discussion took place as to whether this event is needed and whether it is a landscape function or social function. Bring topic back to December meeting.

PRESIDENT’S REPORT: Bader led discussion regarding late payments. Discussion regarding changing the CC&R’s to allow for debiting residents accounts and changing payment options took place. To change the CC&R’s would take a 75% vote. **Motion by Bader, 2nd by Castro to petition the CDC homeowners to change the CC&R’s .** Motion carried.

OLD BUSINESS: none

NEW BUSINESS: none

HOMEOWNERS FORUM: Dog stations were discussed. Randy Vogel will look at options and bring to Dec meeting. Suggestion that the pool area and common walls be painted soon.

Meeting adjourned 12:15 p.m.

Next meeting: December 10, 2017 10:30 a.m. at the pool

REMINDER: HOA Annual meeting January 24, 2018 7:00 p.m. at the SRCC

January Board meeting Date _____

Respectfully submitted,

Hilda Banyon, Secretary

