

**CCW/W Homeowners Association
Board Meeting Notes: June 14, 2005**

In Attendance: Bart Baudler, Jenny Merryman, Steve Brody and Allan Ciha were present.
Guests: Connie Egger and Judy Campbell

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

Treasurer's Report: Treasurer Steve Brody supplied board members with the monthly statement which was reviewed. There are still 21 homes with unpaid 2005 association dues.

Covenant Issues: Bart provided updates on the following covenant issues:

1. Bart sent letters to four residences regarding trailers and/or boats parked in their driveways for extended periods of time.
2. A trailer on Hawthorn was discussed. It is a city of Clive code violation to park more than 24 hours on the street. The owner has moved the trailer so it is not visible from the street. There will be no additional follow-up on this issue.
3. There are a number of small satellite TV dishes on residence roofs that are visible from the street. This is a violation of the CCW/OA covenant. The original covenant was written prior to the time of the development of the small satellite TV dishes. It was decided to determine the number of small dishes that are visible from the street and give a rule of definition and update the covenant.

Old Business

The board members discussed the batting cage letters and will wait until the July meeting to receive a letter back from the Fosters and to follow-up on this issue.

The board decided to have a herbicide treatment made along the sidewalks installed last fall to control the weeds that are present. In addition, the board recommended additional grass seeding along these new sidewalks in the fall.

Steve was going to contact the city of Clive regarding who has management of the weeds in the vacant lot to the east of Dahl's along Hickman Road.

Bart will send letters to the homeowners along the common ground along Hickman Road who have started to claim the common ground area with gardens and firewood storage. The letter will inform them that they are using the common ground for their personal use. A letter will also be sent to the homeowner that has built a fence in the common ground area.

The board discussed and tabled any new plantings along 142nd street until the fall.

New Business:

The board members discussed a strategy to follow regarding unpaid association dues. It was proposed that the treasurer send one final letter requesting payment of the \$25 association due and \$10 late fee. The letter would state that if the dues were not paid by August 1st a lien would be

placed on their property. The cost of the lien would become an additional expense to the homeowner for removal of the lien.

Allan will contact Doug Van Polen to see if he was still interested in serving on the CCWHOA board.

It was suggested to move up the date of the CCWHOA newsletter to an October timeframe instead of a mid-November. It was decided to also send out the summarized CCWHOA covenants in the same letter.

Allan was going to contact Robert Phelps to determine the usage of the CCWHOA website.

A motion was made and second to have the association attorney review the association covenant and by-laws to point out areas that need to be clarified with a cost up to \$500. Motion passed.

The meeting was dismissed at 8:20 pm. The next meeting will be at Heartland Presbyterian Church at 7 pm on July 12, 2005.

Minutes submitted by Allan Ciha.