

**CCW/W Homeowners Association  
Board Meeting Notes: April 11, 2006**

**In Attendance:** Bart Baudler, Steve Brody, Brandon Tyerman, Tom Hardin and Allan Ciha were present.

Guests: Heidi Foster and Austin Foster

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

**Treasure Report:** Steve discussed the current association budget. There are still 32 homeowner's to pay 2006 association dues (5 are vacant houses). There are 5-6 houses on this list that have dues for 2005 still unpaid. A third notice will be sent to the owners in June, followed by an additional notice in October if needed. If the dues remain unpaid in December, a lien will be placed on the house.

The major expenses for the month were to Allegra Printing for the printing and mailing of the association newsletter and covenant ballot.

**Covenant Issues:** There were complaints regarding garbage cans being left in view of the street on Wildwood west of 159<sup>th</sup> street. Bart will send letters to homeowners.

There was a complaint regarding realtor signs on association common area. Bart contacted the respective realtor regarding removing the signs.

**Old Business**

The results of the covenant voting are as follows: Proposal #1 – 59.45% approval; Proposal #2 – 73.09% approval; Proposal #3 - 60.91% approval; Proposal #4 - 60.36% approval; and Proposal #5 – 62.91% approval. Only proposal #2 regarding satellite dishes received the required 66.67% or greater approval for making the change in the association covenant. While the other proposals received 59% or more approval, they did not received the required 2/3 approval to result in a change in the association covenant.

A motion was made to contact the people the 38 homeowners who have paid their dues by April 1<sup>st</sup> but did not vote on the covenant issues, to see if they would like to vote on the covenant issues. The motion died due to lack of a second.

The board tabled discussions of the snow removal issues along 156<sup>th</sup> street.

Steve contacted Steve Daugherty to string trim along the fences at Hickman Road every other time they mow along Hickman Road.

Bart will contact Doug regarding the website update.

**New Business**

A motion was made and second to hire Kevin Patterson to clean out the silt in the drainage way at 142<sup>nd</sup> and Lakeview, clean up the debris from the flooding of the water catch-basin at 142<sup>nd</sup> and Lakeview, and clean up the trash along the fence along Hickman Road. The motion passed.

A motion was made and second to allow Rita Reed to spend up to \$150 for the purchase of annual plants, mulch and other flowers for 142<sup>nd</sup> and Lakeview entrance. Motion passed.

Tom Hardin and Allan Ciha will trim the trees along Hickman Road from 149<sup>th</sup> to 152<sup>nd</sup> Street. Jack Alexander will be asked to supply the chainsaw.

The May 9<sup>th</sup> meeting is the Association Annual meeting. Discussion of what to be presented was discussed. The items to be covered are a summary of the treasurer's report, covenant issues, work being done at the entrances, and the need for volunteers for the other entrances.

Board Member Members for the 2006/2007 year will be:

Bart Baudler	14751 Wildwood Dr, Clive, IA 50325	515-987-0894
Doug Van Polen	720 Westbranch Dr, Clive, IA 50325	515-987-0287
Booker T. Washington	1976 NW 158 <sup>th</sup> St, Clive, IA 50325	515-987-0930
Ed Butler	15422 Rosewood Dr, Clive, IA 50325	515-987-3041
Tom Hardin	14880 Woodcrest Dr, Clive, IA 50325	515-987-5979
Allan Ciha	14787 Woodcrest Dr, Clive, IA 50325	515-987-3112

Since there were only seven nominations for the board, there will be no need to have an election.

The next meeting will be the association annual meeting at Heartland Presbyterian Church at 7 pm on May 9, 2006.

The meeting was dismissed at 8:35 pm.

Minutes submitted by Allan Ciha.