

CCW/W Homeowners Association
Board Meeting Minutes: September 8, 2009

In Attendance: Richard Nunez, Tom Dunn, Linda Leave, and Allan Ciha were present.
Guests: Ron Stallman and Ron Keener (from RonPaula TechDesigns LLC)

Secretary Report: The minutes from the August 4, 2009 meeting were reviewed and approved. The minutes will be posted on the website.

Treasurer Report:

Two bills from the past month were paid Daugherty's Lawn Care – lawn mowing of common ground - \$477 and Short & Company – Professional Services (postage and bookkeeping) - \$78.76. Current CCW/OA assets include Charter Bank – CDs - \$70,947; Charter Bank – Checking - \$26,142; and Charter Bank – MM - \$10,218.

Linda was going to contact the homeowners that have not yet paid their 2009 dues and explain to them that a lien is going to be placed on their home if the dues and past expenses are not paid.

Covenant Issues:

The board agreed to close the following covenant issues:

- Homeowner at 14895 Woodcrest Drive having their boat in the driveway longer than the covenant allows.
- Home at 14961 Summit Drive – lawn needs mowing and shrubs are overgrown
- Homeowner at 14951 has a car on ramps/blocks

Richard will check on a house at 15465 Ridgeview Drive which is being used as a rental. The yard is in poor maintenance, lawn needs mowing, and too many cars in the car port. If the yard still is not mowed, Richard will send a letter from the board to the homeowner to request the homeowner to take care of the issues.

Richard received several complaints about trash cans being left out, but the homes were not in our association.

Old Business

Gator Excavating has not done the rip/rap repair and cleaning of the stream bed at 142nd and Lakeview; waiting for dry conditions so not to damage the grass.

A homeowner requested the board to reinstate hiring someone to do snow removal around mail boxes. After discussing the topic the board decided to leave the homeowners around the mailboxes to be responsible for clearing the snow from the mail box areas. The board was concerned about potential liability issues.

New Business

MidAmerica contacted the board about trimming or removing trees around their transmission area along 142nd street. The board agreed to let MidAmerica remove the trees.

RonPaula TechDesigns LLC presented a proposal to the board to do the webhosting, redesign the website, and do monthly updates for the first year charge of \$700 for the year. A motion was made and seconded to have RonPaula TechDesigns do the proposed work with the CCW/OA website. Motion passed.

Allan was going to obtain bids for tree removal along Hickman and tree/bush trimming at 142nd and Lakeview. He was also going to obtain a bid for fertilization and herbicide application of the CCHOA common ground areas.

The next meeting is the association annual meeting and will be held at the Heartland Presbyterian Church at 7 pm on Tuesday, October 13, 2009.

The meeting was adjourned at 7:20 pm.

Minutes submitted by Allan Ciha