

**CCW/W Homeowners Association
Board Meeting Notes: November 22, 2005**

In Attendance: Bart Baudler, Jenny Merryman, Steve Brody, Doug VanPolen and Allan Ciha were present. Guests: Jamie Tyerman, Brandon Tyerman, Ed Butler, Tom Hardin

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

Treasure Report: Steve discussed the current association budget. There is \$1757.82 remaining in this 2005 budget. The current value for the CD: \$33,532; Money Market: \$28,311; and small business checking account: \$16,447. Five homeowners still have not paid their 2005 dues.

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

1. Branches behind 14938 Summit Drive in the common ground: Bart will send a registered letter indicating that if the branches are not cleaned up, the association will charge them for clean up.

2. The dirt pile in the common ground at 14981 Summit Drive: Bart contacted the owners and the homeowners cleaned up the majority of the dirt. It was suggested to plant grass seed in the spring to try to revegetate the site.

Old Business

Bart reported that American Turf recommended waiting until the late winter/early spring before doing the split seeding along the new sidewalks.

Allan reported that Kevin Patterson cleaned up the trash along Hickman Road and cleaned the dirt and sod from the drainage way at 142nd and Lake View.

Bart reported that the feedback from the recent CCW/OA Newsletter was positive. Several owners sent their email addresses to be added to the association emails and address changes.

New Business

Allan discussed an erosion issue occurring in the drainage system at the common ground at 142nd and Lakeview. He reported that a representative from the City of Clive examined the site and suggested repairing the erosion with either rip-rap fill (estimated cost \$500-\$600) or widen the concrete liner (\$13,000 - \$14,000). Allan will obtain several estimates for repairing the erosion site with rip-rap.

The board discussed the realtor site in the CCW/OA website. The only homes listed on the site are the Iowa Realtor homes. There is no For Sale by Owner or other realtor homes listed on the site. There was a concern within the board for the lack of complete coverage of all homes that are for sale in the association. It was also indicated that the mortgage rates on the website are not current and do not show the ARP and other guidelines required by law.

There was discussion on how to encourage more use of the CCW/OA website with listing of garage sales, block parties and other items related to the association. At the current time approximately 10% of the homeowners have their email addresses on the website. Doug Van Polen will contact one of his employees regarding the possibility of reviewing the CCW/OA for potential upgrade and maintenance. Bart will send a letter to Michelle Price regarding the potential changes to the

CCWHOA website and the realtor web pages. He will see if she is interesting in presenting some information at the next meeting.

The wordings for the potential covenant issue vote to be sent in the January dues notice were discussed. Bart will revise and send out to the board for further discussion at the December meeting. Bart will pass the proposed covenant wording by the association attorney prior to the December meeting.

A motion was made and seconded to remove Vicki Davis from the association board. The motion passed.

To fill the vacant two seats on the board, four individuals expressed interest in serving on the association board. Brandon Tyerman, Ed Butler, and Tom Hardin were present at the meeting to discuss their interest in participating on the association board. While unable to attend the meeting, Kevin Henter sent an email of his interest and qualifications to the board. The board discussed the candidate's interest and qualifications.

A motion was made and seconded to invite Brandon Tyerman and Tom Hardin to serve on the association board. The motion passed. The two other candidates were well qualified and should consider running for a position on the board at the next board election in April, 2006.

The meeting was dismissed at 9:00 pm. The next meeting will be at Heartland Presbyterian Church at 7 pm on December 13, 2005.

Minutes submitted by Allan Ciha.