

Casa del Cielo Homeowner's Association Meeting

November 13, 2016 10:30 a.m.

Present: Barry Bader, Mike Wolfe, Lisa Schabloski, Hilda Banyon

Absent: Gordon Minier

Also present: Dave & Sally White, Jeanne & Ralph Balding, Ken Heuttl, Ann Harris

President Bader called the meeting to order at 10:30 a.m. and gave a brief update on Gordy.

Motion by Banyon, second by Bader to approve the minutes of October 30, 2016 meeting. **Motion carried.**

Pool: Wolfe gave an update on the current pool issues and proposed changes. Wolfe made motion to approve moving forward with replacing both heaters, actuator, and 2 pumps for cleaning for \$8000. Bader 2nd. **Motion carried.** Wolfe estimates a 2 day shut down for this work. Bader asked that notice be given to residents when this work will take place at least a week in advance.

Motion by Wolfe, 2nd by Bader to hire John McCallum as service contractor (per his proposal of \$250/month) beginning January 1, 2017. Wolfe will notify current contractor that we are terminating our contract and also McCallum to confirm hiring him.

Wolfe will bring Pool/meeting area remodel plans to next meeting.

Chemicals are not included in this monthly fee. Estimate is about \$850/yr for chemicals. Suggestion made that shelving be put into the pool room during the remodel for chemical storage. This will allow for accountability.

Bader requested that Sally White look into cost, etc of automated defibrillator for the pool and bring information to the December board meeting.

Balding requested purchase of a microphone/speaker for use at the pool area. Bader advised this should be made part of the 2017 budget.

Financials: none at this time. Note: Ann Couch's father recently passed away. Bader requested that Schabloski send appropriate condolences from CDC.

Motion by Schabloski, 2nd by Bader to change bylaws to cause an annual review or audit at the Board's discretion. **Motion carried.** Since we now have an outside CPA doing our books and a board Treasurer reviewing and monthly discussions with Board, we have a separation of duties and only feel that a full audit would be necessary in the event of changing outside CPA firm.

2017 budget discussion: Lengthy discussion of the 2017 budget to include but not limited to: increase monthly dues by 5%. Increase disclosure fees. Upgrade phone system addt'l \$2100. CPA fees 75/month. (we got a 2 yr price with contract) Prof dues: inc. \$1500. Waiting for Pool budget info. Estimate for pool

area remodel around \$80,000 to replace roofing, shades, new furniture, cabinets, etc. A complete proposal will be brought to December meeting.

Motion by Banyon, 2nd by Schabloski to maintain our current \$400 doc fee and add \$100 transfer fee.

Motion Carried.

Motion by Schabloski, 2nd by Banyon to raise current assessment by \$5/month from \$115 to \$120.

Motion Carried. It was noted that 2017 bills will need to be postmarked by Dec 1, 2106.

Social: Discussion held how to better welcome to residents to our community. Suggestion made to have a specific pool party to welcome new residents and to designate someone from the Board to welcome new residents.

Schabloski will send out a list of new residents to date and then will keep the board apprised of new residents as they move in. Board members can identify who they will extend a “welcome” to via email to board members.

ACC: no report

Landscape: Balding discussed tree trimming project Dec 2016. The Landscape Committee is also looking at artificial turf and may possibly do a test site.

Communications: The CDC website has been updated. Schabloski requested that dues and fees be put on our website for easy access for realtors. She will communicate with Sandra Palaich on this. There will be a December newsletter. Anyone with information to be included please send to Shirley Ekvall ASAP.

Nominating: no report

Presidents Report: no report

Old Business: none

New Business: none

Homeowner Forum: Sally White advised there are water aerobics daily at the pool. Sally was asked to advise Sandra Palaich when times change so they can be posted on the website.

Next meeting December 18, 2016 10:30 at the pool

Meeting adjourned 1:45 p.m.

Respectfully submitted,

Hilda Banyon, Board Secretary