

CCW Homeowners Association Meeting – November 10, 2015 - 6:30 pm

In Attendance: Lisa Northup, Tom Dunn, Richard Nunez.
Sandy Riggs, Lisa Larson guest Ron Stallman

Secretary Report:

Board Notes of July 10, 2015 were approved.

Treasurer Report:

The financial reports were approved as stated:

Total assets as of: \$134,516.12

Charter Bank CDs: \$76,927.28

Charter Bank Checking: \$42,294.33.

Charter Bank MM: \$10,514.60

A/R \$4,618.00.

Covenant Report:

Board agreed that our standard covenant procedure is as follows:

- 1) Upon receipt of a Covenant Complaint from a named party, the Board of Directors will issue their first letter to violating party indicating what covenants they are in violation of;
- 2) If the covenant violation is not corrected within 30 days the Board of Directors will issue a second letter of covenant violations to violating party;
- 3) If second letter is not complied with in an additional 30 day period, a board member will be selected to visit the violating party's home;
- 4) If violating party fails to correct the covenant violation after two letters and one board member visit, a lien will be placed upon the violating party property with the Dallas County Recorder Office, State of Iowa.

2321 146th street tree fallen in common area and homeowner received letter 2-15-15, and board will check on tree removal.

15488 Ridgeview board needs to check on large un-screened shed.

14662 Hawthorn, boat side of house letter sent 9-1-15.

2042 NW 155th, trailer in driveway, letter sent out 10-31-15.

Old Business:

Sandy Riggs was personally thanked by the Board of Directors for all her hard work in arranging the landscape work of RJ Contractors in their maintenance of all the homeowner's entrance ways to the association.

Riggs made a motion and seconded by Northup for approval of a 10% increase in the amount of funds required for additional plants being provided by RJ Contractors. The motion was approved by vote by all directors.

NEW Business:

Daugherty's Lawn Care at 3104 S.W. 35th street, Ankeny, Iowa 515-205-3109 submitted a lawn bid for 2016. The Board discussed the bid and agreed with the pricing. Board approved Daugherty Lawn care Bid for service in 2016 by vote.

Riggs made a motion and Northup second the motion to increase the frequency of the Rough Area mowing to once a week instead of once every 10-14 days. This would increase the mowing bid by \$4,000.00. The Motion was approved by vote of the Board of Directors.

Board does not see any need to increase the \$40.00 per year Homeowner Association dues for 2016.

Sandy Riggs volunteered to review the annual newsletter prior to mailing.

The meeting was adjourned at 7:15 PM. The next meeting is scheduled for December 8, 2015 at 6:30 PM.

Minutes submitted by Tom Dunn

Lisa Larson at Larsonsinclive@msn.com; and
Sandy Riggs at taloneiii@aol.com