

**CCW/W Homeowners Association  
Board Meeting Notes: October 14, 2003**

**In Attendance:** Susan Dunn, Rex McClafin, Bart Baudler, Allan Ciha, and Susan Walter

**Guests:** C. O'Rourke

**Secretary Report:** Meeting notes were approved as written for August meeting.

**Treasure's Report:** Treasurer Rex McClafin reported that the Homeowners Association has \$31,973 in a CD (matures August 30, 2004); \$27,542 in a money market account; and \$8,824 in checking account.

There are currently 25 residences delinquent on their 2003 association dues and 13 residences outstanding from 2002. This represents approximately \$625 (2003 dues) and \$260 (2002) dues for a total of \$885 outstanding. Late fees (\$10 per year) would represent an additional \$380. Rex McClafin will be emailing to the board members examples of delinquent dues letters to be sent to individuals with delinquent association dues from 2002 and 2003.

**Covenant Issues:**

Covenant issues discussed this month concerned boats setting in the driveway over the 7-day per year time period, lawn clippings being dumped over the fence along Hickman Road; and garbage cans setting continuously out side of garage. Bart has sent letters to the homeowners concerning the disposal of lawn clippings and exposed garbage cans.

Wording for the guidelines for shed screening was discussed and adapted. Letters will be sent to homeowners having sheds describing their requirements and timeline for shielding their sheds.

A motion was made and seconded to table the discussion related to the definition of a business to a later meeting. Motion passed.

**Old Business**

Available names for the new CC/W web site were discussed and CCW<sup>H</sup>O<sup>A</sup>.com was selected as the new name for the web site. (HOA – homeowners association) The website is up and running.

**Committee Reports**

Specific wording of the upcoming newsletter were discussed. A rewrite will be incorporating suggestions and a revised copy will be sent out for evaluation over email for the next meeting.

**New Business**

Lien letters were sent on October 13, 2003 to seven home owners who purchased their home in the past year that had liens against their homes from the former owners related to non-payment of dues.

Additional letters requesting past payment of late dues were sent to individuals not paying dues for 2001, 2002, and/or 2003. The letter states that dues will need to be paid in 30 days; after 30 days a late fee will be charged and after 60 days a lien will be placed on the property.

The meeting was dismissed at 9:00 pm.

The next meeting will be at Heartland Presbyterian Church at 7 pm on November 11. There will be no board meeting in December.

Minutes submitted by Allan Ciha.