

**CCW/W Homeowners Association
Board Meeting Minutes: July 10, 2007**

In Attendance: Mark Rosen, Tom Hardin, Bart Baudler, Ed Butler, Richard Nunez and Dave Roszak were present.

Guests: Nick Stahly

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

Treasure Report: Treasurer's report was reviewed and approved. Current association balances are checking account - \$19,675, CD - \$66,247, and money market - \$10,049. At the current time there are 17 delinquent homeowners in paying their 2007 association dues. Tom will call the homeowners with delinquent dues to see if they will send in a check. If a check is not received within the next month, then the board will determine if a lien is necessary. Tom stated that the past month's major expenses were lawn mowing by Daugherty's Lawn Care, a payment of \$500 was made for web hosting services to Hardin IT. A transfer of \$10,500 was made to the Money Market and \$30,000 was moved from the Money Market account to the Certificates of Deposit accounts. The board voted to direct Tom to pay for the monument at the 151st entrance.

Covenant Issues:

Bart supplied the board with a update of covenant issues and concerns. The board members discussed each item:

1. The board discussed a dog run at 1801 NW 155th Court where there are some concerns if the dog run is properly screening. The board members will view the property and the dog screening and reply back to Bart. Depending on the response, Bart may need to send a letter to the homeowners.
2. A letter was sent to the owner of the property at 14951 Summit and the Christmas tree has been removed. No other action is needed
3. 14762 Lakeview, construction has begun and it looks as though there has been an increase in trash accumulating at the site. Tom volunteered to discuss this with the owner and advise the board next month.
4. An issue about an owners planting of shrubs at the corner of 157th and Wildwood. There is a City of Clive ordinance regarding the distance and size plants can be from the corner. Plants in the 2-10 foot tall need to have at least a 25-foot tangent from the corner. The board felt Bart should send a letter to the homeowners explaining the City of Clive ordinance for distance and size at street corners so the homeowner may be able to move some of the shrubs to come into compliance with the city's ordinance. It was agreed that a letter should be sent advising the owner of this property that currently there is no violation; however, they may wish to move the plant in question while it is still young.
5. A question was presented to the board concerning a large patch of thistles near the MidAmerican pipelines at 142nd and Lakeview. Allan will determine who owns the land and who needs to take care of the thistles. The Canada thistles are about waist high and ready to bloom. These plants were treated with Roundup and the issue should be resolved.
6. Bart has requested that someone else step in to "chair" the covenant committee so we are looking for volunteers.

Old Business

The board approved the bid from Signs Plus.

The board members discussed the topic of a Neighborhood Watch program. Richard said that in some sections of the association he has seen Neighborhood Watch signs. Mark volunteered to check with residents living near the signs to determine how the system was established on those respective streets. Mark will report back to the board at the July meeting. There was no additional action on this topic.

Speeding along Lakeview was discussed. Mark stated that he followed one driver and talked with the person about their excessive speed. There is no way of determining if the speeding is increasing or decreasing along Lakeview. There was no additional action on this topic.

There was some discussion regarding contracting out the treasurer's duties in the upcoming year. Tom was going to obtain bids for contracting out the treasurer's duties prior to the July meeting so the board can discuss this topic in more detail. It was pointed out to all board members that the treasurer's duties were contracted out 6-8 years ago. Tom discussed that he has spent approximately 80-90 hours during the past year performing the treasurer's duties. Tom submitted bids from Short & Company for \$3,000 per year and a second bid from Hardin IT for \$3,200 per year. The board needs to review and approve a bid. These services have been budgeted for outsourcing.

Nick Stahly presented the board with his idea for beautification of the common ground along Hickman Road from 144th – 149th Streets. He suggests the board look into planting evergreen trees along the fences that back to Hickman. Nick contacted the City of Clive and the Iowa DOT to determine who owns the property behind the fences. The DOT has an Office of Roadside Beautification and MidAmerican Energy offers grants for tree plantings. Nick is contacting the two groups to see what is available for trees and plantings. Nick and Mark will continue to look into this potential and report to the board at the July meeting. Nick learned that the property is owned by Iowa DOT and that there are grants available to associations for the planting of trees in this area.

New Business

The next meeting will be at the Heartland Presbyterian Church at 7 pm on August 14, 2007.

The meeting was adjourned at 8:10 pm.

Minutes submitted by Richard Nunez.