

**Country Club West Homeowners' Association Meeting**  
**Minutes**  
**Nov 14, 2006**

- Secretary's Report – approve Oct. meeting minutes - Bart
  - *Minutes were approved as submitted by Allan*
  - *Tom will post on the web site*
  
- Treasurer's Report - Tom
  - *A couple Daugherty lawn charges will be posted before year-end*
  - *Tom will have a recommended 2007 budget to review at the December meeting*
  
- Covenant Report – Bart
  - Pool House screening - NW 147<sup>th</sup> Street
  - Trailer – NW 155<sup>th</sup> Street
  - *Mr. & Mrs. Schlarmann attended and described the screening efforts they are taking to screen their pool house. They installed plantings in October and plan to add additional plantings in the spring. Based on their description, the Board supported their efforts and felt they would be adequate once completed.*
  - *The Trailer at NW 155<sup>th</sup> St. has been moved.*
  
- Old Business
  - Mowing contract quotes - Mark
    - *Mark did not receive the property-care prospectus that we used 3 years ago to describe the expectations and area that would be maintained. Tom was going to look through his archives to see if he had a copy. If not, Mark would create a new bid document and have 3 bids to review at our December meeting.*
  - Entrance markers – Bart
    - *The most common recommendation from homeowners for Association improvements is to add additional signage promoting Country Club West or Woods at our major entrances. Bart reviewed a rough estimate of what an entrance marker might cost. The rough estimate is \$3,000-\$8,000 per monument. Currently, the Association only has common area property at NW 152<sup>nd</sup> St/Hickman for a potential additional entrance monument. Entrances along NW 156<sup>th</sup> Street (both East and West off of 156<sup>th</sup>) and at our Southwest borders are with private homeowners. Bart will send letters to 13 homeowners who have lots at these entrances to see if they would have any interest in allowing a small (~ 9-16 ft<sup>2</sup> footprint) entrance sign on their lot. Once we gauge potential interest, the Board will move forward to get detailed quotes regarding an entrance sign for NW 152<sup>nd</sup>/Hickman and 1-2 potential additional signs on private lots.*

- Dues mailing letter – Tom
  - *Dues letter will go out after a 2007 budget is established at our December meeting.*
  - Property management discussion w/ costs – Tom
  - *Tom made initial contact with a couple of property management companies. We need to understand their services and costs before making a decision. The Board felt it was unlikely that we'd have enough information to make a determination before approving our 2007 budget. Tom may include a budget item for property management services in the 2007 budget proposal and we could contract certain services a la carte before considering a complete service proposal. Board members should provide Tom an estimate of monthly hours required to do Treasury, Secretarial, Covenant Enforcement and common area maintenance (tree trimming, grass height monitoring, etc) activities.*
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- New Business