

Meeting Minutes

CVOA Board of Directors Meeting, Tuesday, January 19, 2010 7:00 PM
Meeting Location: Recreation Center; 3655 E. Lake Forest; Boise, Idaho 83716

- Call to Order** – 7:00PM by Steve Longbottom
Members present – Steve Longbottom, Jeff Farley, Brad Viets, Robert Hess, Beth Marshall
Members absent – Christy Smith, Chris Eden
- 2) **Minutes** – The minutes from 12/15/09 were not present and not approved
- 3) **Homeowners and Guests:** - Michael and Mary Delaney have had a day care business approved by Boise City in their home since 2002. They came before the board to seek approval to continue their business as per the CC&R's. Their neighbors previously signed statements voicing their approval and many were present at our meeting. Beth motioned to approve their business and Robert seconded – all approved.
- 4) **Financial Report – December 2009** – The financials were approved – Beth motioned and Jeff seconded – all approved.
- a) **Balance Sheet**
- 1) The Balance sheet through 12/31/09 reflects checking account balance of \$35,465 and CD/Money Market balances of \$376,636 (all CD's and Money Market Accounts). Assessment Receivables totaled \$74,408 and prepaid assessments were \$8,555.
- b) **Financial Statement Overview**
- 1) YTD 12/31/09 revenues from all sources were 100% and expenses were 99% of the budget.
- c) **Assessments Receivable**
- 1) The outstanding receivables were \$74,408 on 12/31/09. Of this amount, \$48,623 is more than 90 days past due. Of the \$48,623, approximately \$41,649 includes homes in foreclosures, bankruptcy's, liens and small claims. This amount is approximately 5% of the overall dues income. YTD 12/31/09 \$12,473 has been written off to bad debt due to foreclosure. This amount is 2% of the overall dues income.
- d) **Kathleen Abramson** - Requested to make payments of \$50 per week until half of her balance due is paid and then be able to remove her Airstream RV. Not approved by the board.
- 5) **Committee Reports**
- a) **ACC:** No new approvals
- b) **CC&R/Homeowner issues:**
- 1) Drive Through Log
- 2) Forsdick – Even though the owners provided excellent descriptions and pictures, the drainage problem between neighbors is an issue the board doesn't get involved in.
- 3) The issue of the size and visibility of the Play structure at 4598 Pegasus will be investigated by Steve and Jeff.
- c) **Maintenance/Landscaping:**
- 1) Landscape Maintenance Update
No update

d) Recreation/RV Lot:

1) Rec Center Update

Brad mentioned that Melanie's camera is broken and should be replaced. Shirlee will look into getting a new digital camera.

The Rec Center computer's fan is making noise. Brad will clean out and replace fan(s).

e) Web page/Newsletter:

Newsletter cut off date is Feb. 1st, 2010.

6) E-mail Proposal and Votes

a) 2010 Budget - Approved

b) Yamhill/Summersweet Common Area Repair – Approved

7) Old Business

a) Rec Center Remodel – The board will meet Feb. 2nd at 7:00PM to look into plans for remodeling/improving the Rec Center.

8) Adjournment - Meeting adjourned at 8:22PM