

1 **Meeting Minutes**

2 **CVOA Board of Directors Meeting, Tuesday, January 17, 2017, 6:30 PM**

3 Meeting Location: Recreation Center; 3655 E. Lake Forest; Boise, Idaho 83716

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5 **Members Present:** Dave Moore, Chris Bain, Karen Narus, Ed Riemenscheider, Steve
6 Brocksome and Gurpreet Lugani. Scott Horsburgh, and Alicia Cassarino were absent.

7
8 The Meeting was called to order at 6:30 pm by Dave Moore.

9
10 **Quorum** was established.

11
12 **Neighborhood Watch**

13 Brad presented the Neighborhood Watch update. Brad will provide content concerning
14 the Neighborhood Watch for the newsletter. Brad asked to be sent a reminder for the
15 Board Meetings.

16
17 **Minutes**

18 The minutes from the December 13, 2016 Board Meeting were reviewed and approved
19 with one minor change.

20
21 **Financial Report for December 2016**

22 The Balance Sheet through 12/31/16 reflects operation checking account balance of
23 \$36,916, CD/Money Market balances of \$312,097, and a main line repair balance of
24 \$16,626. Assessment Receivables totaled \$116,078 and prepaid assessments were
25 \$18,563.

26
27 YTD 12/31/16 revenues from all sources were 101% and expenses were 104% of the
28 operating budget.

29
30 The outstanding receivables were \$116,078 on 12/31/16. Of this amount, \$97,661 is
31 more than 90 days past due. Of the \$97,661, approximately \$89,175 includes homes in
32 foreclosures, bankruptcies, liens and small claims. This amount is approximately 11% of
33 the overall dues income. YTD 12/31/16 \$1,425 has been written off to bad debt due to
34 foreclosure. This amount is less than 1% of the overall dues income.

35
36 The 2017 Budget was approved.

37
38 **Reserve Study**

39 The Reserve Study was approved with the understanding that the lap pool resurface may
40 have to be pushed off until 2018 due to the cost of snow removal.

41
42 **ACC**

43 The ACC Request Log was reviewed.

44
45 **CC&R/Homeowner's Comments and Suggestions**

46 The drive through log was reviewed.

47 The Board reviewed a complaint about a utility trailer in public view. The Board agreed
48 to send letters per the violation policy.

49

50 **Landscape/Maintenance Update**

51 There was discussion about snow removal already being over budget for the year.

52

53 **Firewise**

54 Nothing to report.

55

56 **Recreation Center Update**

57 The security report was reviewed.

58

59 The Board approved Scott's recommendation to contract with Idaho Pool Remodeling for
60 pool maintenance for the 2017 season.

61

62 **RV Lot**

63 The signs have been installed. Gurpreet will continue to work towards resizing the spots.

64

65 **Events Committee**

66 Nothing to report.

67

68 **Webpage/Newsletter/Nextdoor**

69 Chris B is waiting for content for the newsletter. DSI must have the completed newsletter
70 no later than February 1st.

71

72 **Old Business**

73 Record Retention – There was continued discussion, but no decision was made.

74

75 **New Business**

76 No new business was discussed.

77

78 Meeting was adjourned at 8:30 PM.

79

80 Minutes respectively submitted by Shirlee Ponciano.