

1 **Meeting Minutes**

2 **CVOA Board of Directors Meeting, Tuesday, May 16, 2017, 6:30 PM**

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

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5 **Members Present:** Chris Bain, Steve Brocksome, Alicia Cassarino, Scott Horsburgh,  
6 Dave Moore, Chuck Mione, Karen Narus and Ed Riemenscheider. Absent was Gurpreet  
7 Lugani.

8  
9 The Meeting was called to order at 6:30 pm by Scott Horsburgh.

10  
11 **Quorum** was established.

12  
13 **Neighborhood Watch**

14 Nikki Lee Hampton stated that Neighborhood Watch will be holding meetings in June for  
15 Block Captains. At the June Board Meeting, she will present statistics from the BPD.

16  
17 **Guests**

18 A homeowner who requested to meet with the Board to discuss tree planting in the  
19 common area did not attend the meeting. At this time, there is no budget for this tree, but  
20 the Landscape Committee will review in the fall. Trees may not always be replanted  
21 when removed from the common area.

22  
23 **Minutes**

24 The minutes from the April 18, 2017 Board Meeting were reviewed and approved.

25  
26 **Financial Report for April 2017**

27 The Balance Sheet through 4/30/17 reflects operation checking account balance of  
28 \$221,642, CD/Money Market balances of \$335,563.93, and a main line repair balance of  
29 \$16,631. Assessment Receivables totaled \$105,614 and prepaid assessments were  
30 \$15,511.

31  
32 YTD 4/30/17 revenues from all sources were 42% and expenses were 21% of the  
33 operating budget.

34  
35 The outstanding receivables were \$105,614 on 4/30/17. Of this amount, \$94,894 is more  
36 than 90 days past due. Of the \$94,894, approximately \$93,276 includes homes in  
37 foreclosures, bankruptcies, liens and small claims. This amount is approximately 11% of  
38 the overall dues income. YTD 4/30/17 \$0.00 has been written off to bad debt due to  
39 foreclosure. This amount is 0% of the overall dues income.

40  
41 **Reserve Study**

42 There was no update on the Reserve Study

43  
44 **ACC**

45 The ACC Request Log was reviewed.

46

47 The Board discussed and voted to not have ACC Requests for metal roofs approved. Any  
48 homes that have metal roofs without approval will have a Notice of Non Compliance  
49 filed.

50

### 51 **CC&R/Homeowner's Comments and Suggestions**

52 The drive through log was reviewed.

53

54 The Board reviewed pictures of cars parked in areas other than concrete driveways. It is  
55 the Board's determination that a gravel driveway is not allowed. Homeowners may apply  
56 for ACC approval for concrete driveways. Homeowners may not park in landscaped  
57 areas.

58

### 59 **Landscape/Maintenance**

60 Highway 21/Grand Forest Monument – the area will be cleaned up and annual flowers  
61 will be added for color. Perennials may be possible next year.

62

63 Karen will be getting a new bid for pathway sealing from Lake Forest to Aphrodite.

64

65 The Committee is requesting a tab on the CVOA.net website to highlight information  
66 from monthly meetings. Chris Bain will look into this.

67

68 Scott is working on bids for the dog park for fencing, gates, water, concrete pad, benches,  
69 signage.

70

### 71 **Firewise**

72 Herbicide application for broadleaf and invasive grass on Pathway 7 (common area  
73 around micro path from Alyssum to Lake Forest) has been completed. The common area  
74 around micro path 4 was mown down to prevent cheat grass germination in hopes of  
75 seeding with natives in the fall.

76

77 Firewise Volunteer Program – there have been ten spaces identified. Two applications  
78 have been turned in. The remaining homeowners will be mailed a second request.

79

80 BLM is scheduled to attend the Firewise/Pool Opening on June 3<sup>rd</sup>.

81

82 Karen attended a Fire Mitigation Forum and will be working on an Open Space/Clean  
83 Water Partnership Grant.

84

### 85 **Recreation Center Update**

86 The Board approved the purchase and installation of new shade sails. It may be 5-7  
87 weeks before the new shade sails can be installed. The old shade sails will be removed  
88 for safety reasons. The new sails are engineered correctly for commercial use, location  
89 and conditions.

90

91 Scott is still working with Intermountain Gas on placement of repeaters and possible  
92 security lighting.

93  
94 DSI is still working on bids for parking lot repair, sealing, striping and curb repair.  
95  
96 The pool repairs will be completed and the pools will be ready for opening. The deck  
97 resurface will be moved out to 2018.  
98  
99 Increased Rental Fees – the Board Approved an increase in rental fees. The fee will be  
100 \$40 for half day, \$80 for a full day. The cleaning deposit will be increase to \$150.00.  
101 The increase is effective immediately for any new reservations.  
102  
103 **RV Lot**  
104 There was no RV Lot report.  
105  
106 **Events Committee**  
107 Alicia is working on the Pool Opening, Yard Sale, and Food Truck Rally. Alicia will  
108 provide a blurb for the 3<sup>rd</sup> Quarter invoices.  
109  
110 **Webpage/Newsletter/Nextdoor**  
111 Chris B will have a rental calendar on the website for homeowners to look at availability  
112 by the end of the week.  
113  
114 Chris presented the newsletter draft.  
115  
116 **E-mail Proposal and Votes**  
117 It was requested that the Subject Line on emails include a VOTE BY (Date).  
118  
119 The Hollyhock common area will be reviewed in two weeks. Karen said she would ask  
120 L&M committee member if they wanted to assist with the clean-up at the Hollyhock  
121 common area  
122  
123 DSI will prepare a response to the association attorney concerning the wrought iron fence  
124 at Fuschia.  
125  
126 The Board agreed that access key cards will be replaced for no fee if there is no visible  
127 damage to the card. Addresses that request more than 3 key cards will require board  
128 approval.  
129  
130 **Old Business**  
131 Documentation Retention – Steve Brocksome will head this committee.  
132  
133 Volunteer Committee Meeting – Chris B would like to attend the next meeting to  
134 possibly form a committee for website update.  
135  
136 **New Business**  
137 Meeting was adjourned at 9:45 PM.  
138

139 Minutes respectively submitted by Shirlee Ponciano.