

**Columbia Village Homeowners Association
Board of Directors Meeting Minutes
November 14, 2017**

Present: Board members Nikki Hampton, Chuck Mione, Ed Riemenschneider, Karen Narus, Alicia Cassarino, and Scott Horsburgh. Representing Sentry Management was Christian Brockl. Numerous homeowners in attendance for the first meeting.

1. **Call to Order:** The meeting was called to order at 6:35 p.m. by Scott Horsburgh.
2. **Guest:** Aaron Lombardo, **North Star Reserve.** Aaron presented and reviewed the current Columbia Village HOA reserve Study. A 30 year budget on how to maintain everything in the reserve study. Aaron will produce a 10 page report to be posted on the HOA Sentry Portal.
3. **Hearings:** Homeowner was not in attendance. Board decided to delay action on yard issues. Growing season is over, no significant changes can be realized now. Will re-visit in the spring.
4. **Neighborhood Watch:** Nikki working on getting block captains, and having the next meeting prior to the board meeting on December 19, 2017.
5. **Minutes:** Minutes from the October 2017 meeting were reviewed. **Motion:** A motion was made to accept the minutes as presented with changes. (Mione; Cassarino; passed).
6. **Email Proposal and Votes:**
7. **Project List:** Management to change / track project list.
8. **Old Business / Updates:**
 - a) **Document Retention.** Most of the information will be online in the portal going forward.
 - b) **Committee Meeting Update.** No committee meeting updates.
 - c) **Email Voting – Resolution.** DSI provided a resolution to approve voting by email. Scott presented the email voting resolution, and signed the document. **Motion:** Motion to approve was made. (Horsburgh; Mione; passed)
 - d) **Directors Handbook.** Board of Directors Handbook is still under construction.
 - e) **Check Signors.** Will be discussed in financials.
 - f) **Disc Golf Volunteer Day.** Postponed.
 - g) **Dog Park.** Scott answered questions on the dog park. Board is waiting on response from attorney before any decision is made about the dog park in the

storm basin. Homeowners voiced concern about the fiduciary responsibilities of the board.

9. New Business:

10. Financials Report: October 2017

- a) Balance Sheet.
- b) Financial Report.
- c) Assessments Receivable.
- d) Credit Card Payments. The board would like to cancel the Credit Card account, and the ability to take credit card payments at the Rec Center. Shirlee will take care of it before final day of management.
- e) Reserve Study Update. Board discussed the reserve budget and justification for reserve study. Board can maintain dues as they are for 2018, but will need to raise dues in 2019. Dues will not increase in 2018, but will remain the same as 2017. Board will communicate with homeowners prior to the creation of the 2019 budget.
- f) 2018 Budget. Board tabled the budget until they can review this weekend and approve via email over the weekend.

11. Committee Reports

- a) **ACC:** Two requests were answered. ACC Committee would like to redraft ACC forms etc. over the winter.
 - a. Chuck presented a synthetic sample what artificial turf would look like. Board approved that type of synthetic grass.
 - b. Rock wall for apartments. Board voted not to approve any of it. Board will respond with no more Landscaping can be completed on common area property. Rocks will need to be removed. DSI will send letter to builder to remove rocks.
- b) **CC&R / Homeowner issues:**
 - a. **Seasonal Compost and Trash Can Leniency.** Homeowner asked if the board would consider not writing letters for compost bins at the front of their property during the fall and winter due to removal of leaves and snow. Homeowners would like to be able to leave compost bin at the front of the property throughout fall and winter. Board would like to be lenient in enforcement of trash cans on the front of homeowner's property through the winter.
- c) **Landscap and Maintenance:**
 - a. Landscape Maintenance Update. Karen reported on the Landscape and Maintenance. She provided a report to the board about activities and volunteer hours.
 - b. Fruit trees in the common area. Karen provided a report about remaining fruit trees in the common area. These trees were planted in the common area. After discussion, the board decided the trees would need to be removed.
 - c. Fire wise volunteer contribution.

- d. Provided list of projects for winter and spring, and will be adding them to the budget.
- e. Signage for pathway prior to snow comes. Get signs to Karen.
- d) Fire wise:**
 - a. FFVC Checks Complete.
CAB - corrected in Minutes
- e) Recreation Center:**
 - a. Security Report. No report.
 - b. Rec Center Update.
 - c. Would like a Master Card Policy for access.
 - d. Drain at the street is backing up on Lake Forest. Causing issues. ACHD issue.
 - e. Board would like to name the rental room. Vote on it at Annual Meeting.
 - f. **Web page:** Board members met with Tricia prior to the meeting. **Motion:** A motion was made to employ Wet Yellow Dog, Tricia Fitzgerald at \$1000.00 set-up and \$180.00 a quarter. (Mione; Hampton; passed.)
 - g. Scott would like to get short bio for each board member on the website.
- f) RV Lot:**
 - a. No report.

12. Calendar:

- a) **2018 Calendar:** Presented by board.

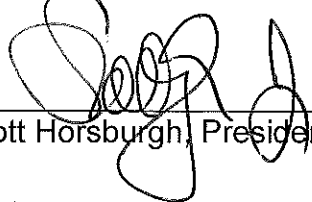
13. Adjournment: Meeting was adjourned at 9:40 pm.

14. Future Meetings: Clubhouse at 6:30 pm (Third Tuesday of each month)

December 19, 2017	Board of Directors Meeting.
January 23, 2018	Board of Directors Meeting.

Meeting Adjournment: The Meeting adjourned at 9:40 p.m.

Prepared and respectfully submitted by Christian Brockl, on behalf of Scott Horsburgh, President, of The Columbia Village Home Owners Association Inc.



 Scott Horsburgh, President of the Columbia Village HOA Inc.