

**Columbia Village Homeowners Association  
Board of Directors Meeting Minutes  
April 17, 2018**

**Board Members Present:** Chuck Mione, Karen Narus, Nikki Hampton, Cammi Riemenschneider, Bonnie Straight, Chris Bain, Sal Palazzolo, Jenn Thompson, and Russelee Horsburgh

**Board Members Absent:** none.

Representing Sentry Management: Christian Brockl

**Notice of Meeting:** Meeting notice was delivered by email on 4.11.2018.

There was a quorum present to conduct business.

The meeting was called to order at 6:30 p.m. by Chuck Mione.

**ACC Hearings:**

- **Flores Court:** Chuck reviewed the homeowners ACC request to install a wrought Iron Fence on the back of the property. The homeowner presented a variance request to the board to have a wrought iron fence installed. Tabled for further discussion.
- **Grand Forest:** Homeowner wants to put up a vinyl fence on her property with a starburst rather than a lattice. Tabled until the end of the meeting.

**Minutes:** Minutes from the March 20, 2018 meeting were reviewed. **Motion:** A motion was made to accept the minutes as presented with address added and a change in the landscaping report. (Thompson; Palazzolo; passed)

**Minutes:** Minutes from the April 12, meeting were reviewed. **Motion:** Motion was made to approve the minutes as presented. (Narus; Horsburgh; passed).

**Financials:** Treasurer will complete a treasurer's report and email to board within 10 days of Sentry sending all pertinent information. Treasurer will provide a report before the next meeting, and a plan for 2018 improvements.

**Review:** Financial Review for 2017. Management will seek bids for a review.

**Managers' Report:** Manager reviewed sections of the management report, and noted that progress is being made to get the association running under new management. The Managers report is included with the board packet.

- CC&Rs: Drive through inspections are being completed bi - weekly.
- Management presented several bids for work that needs to be scheduled.
  - Parking lot resurfacing and line painting. Management presented bids from four companies for Parking Lot Asphalt resurfacing, striping, and adding an asphalt trail to trail winds elementary. **Motion:** A motion to approve the bids from P.C. Maintenance and for them to take on all three projects, resurfacing, painting, and the new asphalt path to Trail Wind Elementary was made. (Palazzolo; Thompson; passed)
  - Storage room: Management presented an idea to clear out the former Police office. **Motion:** Motion to goodwill everything in the former Police Room. (Straight; Riemenschneider; passed)

**Old Business / Updates:**

- Enforcement Policy. Nikki to author another one page newsletter and short statement from the board regarding the adoption of the enforcement policy.
- Signs for Pioneer Room. Completed. Installation on April 19.

- Fence next to Rec Center. Management to notify homeowner and let him know where the property line is. Corner Pin needs to be found. Management will find contractor, and have pin located. Then management will inform homeowner of fence removal and have fence removed.
  - Dog Park. Board discussed options. Option 1 is to complete it. Option 2 is to remove it. Cost to complete the fence and finish is \$3654.87. Cost to remove with concrete and fence is \$6500.00. Cost to cut fence and leave concrete posts at ground level is \$2500.00. Board discussed options.
- Motion:** A motion to complete the fence was made, to complete it as it was designed, add no trespassing signs, and to lock the area until a further decision is made as to what the space should be. (Narus; Horsburgh; passed 8-1)

### Committee Reports

- Landscape: Karen reported the following:
  - A homeowner, Mr. Gibby, talked to the Landscape about his garden in the common area. Landscape Committee is suggesting to the board that the Board enforce the removal.
  - **Motion:** Motion to send all homeowners with personal property in the common area a letter stating: *That all personal property gardens /etc. in the common area need to be removed from the common area by May 15, 2018. If the property is not removed the area will be cleaned up, returned to a natural state, and the homeowners will be assessed a limited assessment to cover the cost of the work to restore the property to a state prior to the personal property / garden being installed.* (Thompson; Narus; passed)
  - Committee will add compost to planters around the Rec Center.
  - Aloha is not the landscaping contractor for Sysco any longer due to insurance issue. Landscape committee would like to explore asking Sysco to Quit Claim the corner so that the association can care for the corner of Yamhill and E Lake Forest. Tabled.
  - Committee is planning a Firewise clean up on Tiger Lily to celebrate National Fire Preparedness Day on May 12.
  - Firewise Volunteer Contribution checks will begin in May.
  - Committee will begin a survey of micro paths in June to identify renovations to be completed later in the summer.
  - Committee would like to include tracking on Main Line Breaks in Management Report for Landscape.
- Amenities: Chuck reported on the following:
  - Pool resurfacing is being done.
  - Shade Sails will be installed prior to opening day.
  - RV Lot was broken into. Researching how many homeowners were affected.
- ACC: Chuck reported on the following
  - A homeowners applied to install Solar Panels. The application called for panels on the front of the home. It was rejected due to panel's location on the front of the home.
  - Fence. Board has advised the committee to approve the Vinyl fence with straight lattice work.
  - Flores Court fence. Homeowner would like a fence higher than a 4 foot fence. Further research is being done.
- Communications/Neighborhood Watch/Social: Nikki reported on the following:
  - Clean up the Village / Trail walk project. Falls under Events budget. Cammi and Nikki are planning.
  - Neighborhood Garage / Yard Sale June 9 /10. Sign to be made and installed. Nikki to email management.
  - Web Site needs some additional work. Chuck and Nikki to organize and address.
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### New Business:

- Parking Lot Bids. Completed in Management report.
- Trail Bids: Completed in Management report.

- Next Projects: See Management report
- Cell Tower Company proposed putting a cell tower into the association. Board rejected the idea.
- Motorbike on the common area. Nikki spoke to the City of Boise. Management will send a letter to violators if reporting party can provide address.

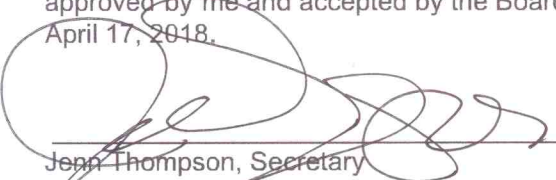
**Executive Session:** No executive session was required.

**Adjournment:** There being no further business, the meeting was adjourned at 9:03 pm.

**Future Meetings: Rec Center at 6:30 pm** (Third Tuesday of each month)

May 15, 2018	Board of Directors Meeting
June 19, 2018	Board of Directors Meeting
July 17, 2018	Board of Directors Meeting

These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Columbia Village Homeowners Association on April 17, 2018.

  
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Jenn Thompson, Secretary  
Columbia Village Owners Association

5/22/18  
Date