

**Columbia Village Homeowners Association
Board of Directors Meeting Minutes
January 16, 2018**

Board Members Present: Scott Horsburgh, Nikki Hampton, Chuck Mione, Ed Riemenschneider, Karen Narus, and Chris Bain.

Board Members Absent: None

Representing Sentry Management: Christian Brockl.

Notice of Meeting: Meeting notice was delivered by email on 1.9.2018.

There was a quorum present to conduct business.

Homeowner Forum: Scott opened the forum by asking homeowners with questions or concerns.

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

ACC Hearings: No Hearings were scheduled.

Minutes: Minutes from the December 19, 2017, meeting were reviewed. **Motion:** A motion was made to accept the minutes as presented (Hampton; Mione; passed)

Financials:

- Completed financials for period ending December 31, 2017, were not presented. Management is still reconciling and inputting the information from DSI.
- Audit of the Financials. Homeowners at the December meeting brought up the idea of having a third party perform a financial audit. Scott brought the idea to the board again with the idea of having an independent 3rd party perform an audit. Management will email board pricing for review.

Managers' Report: Manager reviewed management report and noted progress management has made to get the association running under new management. The Managers report is a draft and is still changing to suit Columbia Village.

- CC&Rs: Drive through inspections are being completed weekly. 90% of violations continue to be trash cans visible when not on collection day.
- Rec Center. Second bid was received at \$600.00 for the Electrical. Management to forward estimate to board.
- Maintenance. No report.
- RV Lot. 2,295.00 income per month 90% full.

Old Business / Updates:

- Website: Nikki to head communications chair, and take lead with website. Nikki would like to have website live by February 1, 2018.
- Project List: Being updated currently. New draft will be introduced in the February Board Packet. .

Committee Reports

- Landscape ACC: Karen reported on Landscape and Maintenance activities in the HOA. No formal Meeting, but Karen and Committee met with Aloha Manager, Michael Addis.
- Rec Center: Chuck reported that not much has happened. Management and chair will meet in February to plan year of Rec Center. Rental Room to be named. Disc Golf Course Hole 7 was damaged. Sign was folded over. Rec Center Committee will be changed to Amenities. Pool stuff needs to be taken care of ASAP.
- ACC: Meeting not scheduled. Waiting on Committee to meet.
- Social: No Report. Nikki to chair communication and social will fall under communication.
- Neighborhood Watch: Little progress. Nikki to organize a meeting for neighborhood watch.

New Business:

- Annual Meeting Agenda: Approved.
- Open Board Seats: 3 seats remain open due to resignations of Steve Brocksome, Gurpreet Lugani, and Alicia Cassarino.

Executive Session: Board went into executive session at 7:55 pm. Executive session ended at 8:45 pm.

Motion: A motion was made to accept the collections agreement and resolution from Vial Fotheringham as written. (Mione; Narus; passed 4-1.)

Motion: A motion was made to employ Vial Fotheringham to review Fining Policy and Procedures of Columbia Village and cap legal expenses for this review at \$1500.00. (Hampton; Bain; 5-0)

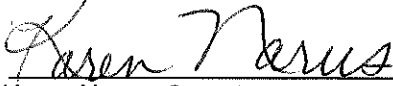
Motion: A motion was made to continue fining homeowner with wrought iron fencing \$25.00 per week until violation is corrected. (Bain; Riemenschneider; passed 5-0)

Adjournment: There being no further business, the meeting was adjourned at 9:05 pm.

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

February 20, 2018	Board of Directors Meeting.
March 14, 2018	Annual Meeting
March 20, 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 February 20, 2018.



Karen Narus, Secretary
Columbia Village Owners Association

2-20-18
Date

CVHOA TASK LIST

JANUARY 2018

Task	Assigned to:	Completed:
Get price on third party Audits	Christian	
Scott to get together with Aaron about reserve Study and get him numbers from previous information.	Scott	
Scott, Chuck, and Karen to meet, then meet with Aaron before the next meeting.	Scott	
Talk to Psi about finishing project.	Christian	
Talk to Kim from Rec today. Get finish date.	Christian	
Field of Dreams	Christian	
Golf Disc Course – Sign 7.	Christian	
Check with Janitorial to bring in Trash Can.	Christian	
Annual Meeting Agenda – adjustments	Christian	
Adjust Agenda to remove or replace committee chairs.	Christian	
Check with Janitorial to bring in Trash Can.	Christian	
Field of Dreams	Christian	
Golf Disc Course – Sign 7.	Christian	