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

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

Board Members Absent: None

Management: Representing Sentry Management: Christian Brockl.

Notice of Meeting: Meeting notice was delivered by email on 7.12.2018.
There was a quorum present to conduct business.

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

Homeowners: None Present.

ACC Hearings: No ACC hearings.

Minutes: Minutes from the June 19, 2018 meeting were reviewed. **Motion:** A motion was made to accept the minutes as presented. (Horsburgh; Palazzolo; passed)

Online Vote: An E-mail vote was made to extend the date for Gibby and Egbert to November 1, 2018 to have all personal property removed from the common area behind their homes. The board ratified the decision to extend the deadline for the Ryan Gibby and Tim Egbert to remove their gardens and personal property from the common area. The deadline for removals are moved from July 16, 2018 to November 1, 2018. (Narus; Hampton; passed)

Financials: June Financials were reviewed and discussed. Treasurer reviewed Financials through June 30, 2018. The only notable difference seems to be that Closings Fee Income is \$4000 lower than expected.

Motion: A Motion was made to approve June Financials as presented. (Horsburgh; Palazzolo; passed)

Managers' Report: *See report, attached.*

- Resealing of the Parking Lot will occur on Aug 9 and 10.
- Sun Shades are on order with Rec Today.
- RV Lot has 4 vacancies.
- CC&R's 31 letters total were sent out. 12 – Trash Cans. 28 - for Trailers and Boats. 1 – Landscape.
- Pioneer Room was rented a total of 17 times in June for a total income of \$880.00.
- June Task list is completed as requested. (Please see report for detail)

Complaints and Suggestions: From homeowners in June.

- Homeowner would like the pool rules enforced. No action taken.
- Another homeowner would like their neighbor to shut their garage when not in use. No action taken.
- Another homeowner would like the board to enforce new rules regarding language etc. His email is included in your packet. President will discuss with security on how best to accomplish this.
- Pool Rules. Chuck will have updated pool rules to board by Friday.

Bids / Estimates:

- **RV Lot: Security:** Management presented several bids from 4 companies regarding security options at the RV Lot. Chuck and Chris will come up with a recommendation before the August Meeting. **Motion:** Motion was made to approve Global Surveillance or Secure Pacific Bids and to move forward with approving security. The president is to make the final decision after consulting with both Vendors. (Palazzolo; Riemenschneider; passed 5-2, 1 abstention)
- **Landscape Walls at Felly Rim:** Management proposed doing a test wall at felly rim so actual costs could be understood and to complete one repair. The cost is estimated to be \$4000.00 - \$7000.00. **Motion:** Motion was made to have Stonehenge repair the worst wall, using capital reserve funds. The wall is located on the Southeast side of Lake Forest and Kelton Crossing (Narus; Palazzolo; passed)

- 1 • **Asphalt Repairs:** Management presented PC Maintenance Bid to make repairs on some Micro
2 paths in the Subdivision. List provided by Karen in previous meeting. The total cost as requested
3 is \$3250.00. **Motion:** Motion to approve the bid from P.C. Maintenance for asphalt repairs for a
4 total of \$3,250.00. (Narus; Thompson; passed)
- 5 • **Pool Projects:** Management presented Pool improvement Bids for 2018. Board discussed and
6 decided to approve and schedule. **Motion:** Motion to approve the bids for Pool upgrades. Estimate
7 #3956-2 and Estimate # 3893-2, with the caveat that Estimate 3956-2 bid is \$640.00 annually.
8 (Thompson; Straight; passed).
- 9 • **Pool Covers:** Tabled until August.

10 11 **Old Business / Updates:**

- 12 • Newsletter. Nikki updated the board on the status of the newsletter. Completed.
- 13 • Fence Status. Completed in management report. Completed.
- 14 • 2017 Financials Review. In Process.
- 15 • Background Checks. Nikki waiting on 3 board members.
- 16 • Mail Boxes. Nikki finishing communication in newsletter. There is a USPS lockable box. It will be
17 in newsletter. Completed.
- 18 • Crosswalk. Cammi updated board on progress of asking for crosswalks throughout Columbia
19 Village. Chuck to sign.
- 20 • Security Report. Chuck paraphrased the Security report.

21 22 **Committee Reports**

- 23 • Landscape: Karen provided the board with a report.
24 ○ See report, (attached as addendum 1)
25 ○ ACHD. Karen and Nikki met with Matt Degen engineer from ACHD. The question was
26 asked whether or not something can be done with the fence area on Grand Forest.
- 27 • Amenities: Chuck reported on the following:
28 ○ Disc Golf. Art is being found. No Report.
- 29 • ACC: Chuck reported on the following.
30 ○ Chuck discussed several homeowner requests and variance requests. An ACC Variance
31 will be submitted and approved.
- 32 • Communications/Neighborhood Watch/Social: Nikki reported on the following:
33 ○ Newsletter. Nikki to finish and work with management to get the newsletter and
34 enforcement Policy to homeowners.
35 ○ National Night out August 7, 2018. Alicia and Nikki to organize. 6:00 pm – 9:00 pm.
36 ■ Guests are being lined up, DJ, Food trucks, payments, and tables.
37 ○ Fall and spring events TBD.
38 ○ Neighborhood Watch. Needs Block Captains.
39 ○ Homeowner's Handbook. Much editing is needed. Contact details etc. Nikki is working
40 on, and will complete. Updated and ready for 2019.
41 ○ Pool Closing Date and Time. Pool Closes on Labor Day at 10:00 pm.

42 43 **New Business:**

- 44 • Fence on Rockrose. **Motion:** Motion was made to use CVOA Funds to move the fence and
45 irrigation located on COVA property to the homeowners' property line at 5883 S Rockrose.
46 (Palazzolo; Riemenschneider; passed 5-4).
- 47 • Banking Resolutions. **Motion:** Motion was made to approve 5 resolutions to change account
48 Signors at several banks, U.S.Bank, First Interstate Bank, Idaho Central Credit Union, Key Bank,
49 and Washington Federal. (Palazzolo; Thompson; passed).
- 50 • Sink hole in Parking lot. Management to get repaired.

51 52 **Executive Session:**

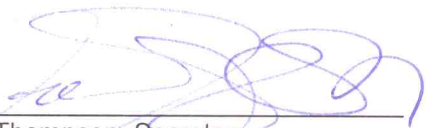
- 53 • N/A

1 **Adjournment:** There being no further business, the meeting was adjourned at 9:24 pm.
2

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

4 August 21, 2018 Board of Directors Meeting
5 September 18, 2018 Board of Directors Meeting
6 October 16, 2018 Board of Directors Meeting
7

8 These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved
9 by me and accepted by the Board of Directors of Columbia Village Homeowners Association on August 21,
10 2018.

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13 Jenn Thompson, Secretary
14 Columbia Village Owners Association
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8/21/18

Date