

Columbia Village Homeowners Association  
Board of Directors Meeting Minutes  
May 15, 2018

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

**Board Members Absent:** Sal Palazzolo.

**Management:** Representing Sentry Management: Christian Brockl.

**Notice of Meeting:** Meeting notice was delivered by email on 5.10.2018.

There was a quorum present to conduct business.

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

**ACC Hearings:** No ACC requests.

**Minutes:** Minutes from the April 17, 2018 meeting were reviewed. One line item was in need of correction. Line 45, page 2 was deleted. **Motion:** A motion was made to accept the minutes as presented minus line 45 page 2. (Hampton; Bain; passed)

**Financials:** Treasurer discussed her 5 point plan for getting financials corrected and inline for 2017 completion and 2018. Treasurer also detailed plan for fine tuning accounts and adjustments that were made when DSI was managing. Treasurer is using 2018 budget and actuals to build 2019 budget. 2019 budget is being built alongside, to be as efficient as possible.

**Questions Treasurer:**

- Main line income line comes from a variety of sources. Payment comes from all users of the main line. CVOA pays the main line repairs and collects from all users.
- Alta Ridge Lights are a special assessments. DSI had the agreement. Management to follow up.

**Managers' Report:** *See report, attached.*

- Sage international School asked to use disc golf course. Board responding that the disc golf course is for homeowner use and if there is a homeowner present the entire time, they would be able to use it, but not without.
- Outdoor vending machine. Board tabled having a new vending machine located outside.
- Fence. To be completed and finished by Boise River Fence. Will be started the first week of June. Management to install locks and signs.

**Old Business / Updates:**

- Newsletter. Nikki updated the board on the status of the newsletter.
- Fence Status. Completed in management report.
- 2017 Financials Review. Management presented, Eide Bailey, as a source to have review 2017 financials. The cost would be \$5000.00 to review the CVOA financials. **Motion:** A motion to approve a financial review by a CPA firm of the 2017 financials was made. (Horsburgh; Riemenschneider; passed)

**Committee Reports**

- Landscape: Karen provided the board with a report.
  - *See report, (attached as addendum 1)*
- Amenities: Chuck reported on the following:
  - Pool will open on time.
- ACC: Chuck reported on the following
  - Fence abutting Lake Forest and next to the Rec Center on Rockrose. Fence across the street. Need to locate pins on property across the street as well.

**Unofficial Minutes until approved at the June 19, 2018 Board of Directors Meeting.**

- 1           ○ Flores Court fence. Homeowner would like a fence higher than a 4 foot split rail fence.
- 2           ○ Board will not approve the 3 level split rail fence by variance to keep out wild animals.
- 3           ○ Chuck to communicate with homeowner.
- 4       ● Communications/Neighborhood Watch/Social: Nikki reported on the following:
- 5           ○ Newsletter. Nikki to finish and work with management to get the newsletter and
- 6           ○ enforcement Policy to homeowners.
- 7           ○ June 19, 5:30 pm Board and Pat will host a Portal introduction. She will run through how
- 8           ○ to access the portal and navigate Sentry's system.
- 9           ○ Neighborhood Garage / Yard Sale June 9 /10. Sign has been created and will be
- 10          ○ switched out. Nikki to work with Christian to advertise.
- 11          ○ National Night out August 7, 2018. Alicia and Nikki to organize.

**New Business:**

- 14       ● Next Projects. Completed in Management report.
- 15       ● Carey Guard and the Pool. *See report (attached as addendum 2)*
- 16           ○ Role is to enforce Pool Rules. Poor training in 2017 led to some big frustrations. Chuck to
- 17           ○ work with Carey Guard as to concerns with Carey Guard enforced pool rules.
- 18           ○ Board will clarify rules and regulations with Carey Guard.
- 19           ○ Carey Guard increase in hours until 3:00 am. Board will make decision via email.
- 20       ● Increased hours, Sentry during pool season. Sentry will increase presence at clubhouse during
- 21       ○ pool season.
- 22       ● Moxie Development. Cammi, Chuck, and Russeelee were at the meeting. Development will be
- 23       ○ added at the end of Tiger Lily with 121 homes.
- 24       ● Rec Center Flood and Remediation. In management report.
- 25       ● Pool Opening Event. Saturday May 26, 2018 7:00 am Pool opens. Social event will be June 2,
- 26       ○ 2018.
- 27           ○ Expectations / Roles. Karen to send Nikki information.
- 28           ○ BBQ will be from 11:00 am – 2:00 pm.
- 29           ○ Karen to make sure sprinklers are off.

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31 **Executive Session:** Board went into executive session at 8:11pm. Board exited executive session at 8:25  
32 pm.

- 33       ● **Motion:** Motion was made to file liens on 19 homes, and send 15 more homes to collections
- 34       ○ according to the collections agreement. (Horsburgh; Thompson; passed)

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36 **Adjournment:** There being no further business, the meeting was adjourned at 8:25 pm.

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

39           June 19, 2018                           Board of Directors Meeting  
40           July 17, 2018                           Board of Directors Meeting  
41           August 21, 2018                          Board of Directors Meeting

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43 These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved  
44 by me and accepted by the Board of Directors of Columbia Village Homeowners Association on May 15,  
45 2018.

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50 Jenn Thompson, Secretary  
51 Columbia Village Owners Association

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Date