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

**Board Members Present:** Chuck Mione, Nikki Hampton, Jenn Thompson, Chris Bain, Sal Palazzolo, Cammi Riemenschneider, 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 10.9.2018.

There was a quorum present to conduct business.

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

**Homeowners and guests:**

- **Brigadier General Michael Garshack and Major Chris Borders.** Attended the meeting to discuss a letter written from an anonymous source asking them to have all military flights suspended from flying over Columbia Village. The letter was not written by anyone on the board, and was sent from any known Columbia Village resident. The Navy F-18's may be the cause of the problem, and General Garshack is working to ensure all branches of the military to not break the noise abatement agreements, working with Senators Simpson and Crapo's' offices. He is writing to commanders in Washington, California, and Canada to ask for compliance to Boise noise abatements.
- **Jaycee Thacker.** Did not show up at the meeting.
- **Brad Viet's.** Wants to donate an exercise machine. He would like to donate it to the board. He brought information to the board advising them to understand an alternate thinking about how to paint and care for commercial pools.

**ACC Hearings:**

- **Parsons.** Appealing the ACC decision rejecting their ACC Request.

**Minutes:** Minutes from the September 18, 2018 meeting were reviewed. **Motion:** A motion was made to accept the minutes as presented with two edits in the landscape report section. (Palazzolo; Horsburgh; passed)

**Financials:** September Financials were reviewed by Treasurer Russelee Horsburgh.

- Actuals are accurate and on track with budgeted amount. Only major difference is the way in which Aloha has billed and been paid. Performing as expected.
  - Total \$24,000 below budget on grounds maintenance.
  - Overages in water and irrigation.
  - Only concern is the high water bill.
- Pool and Clubhouse expenses. Running \$53,000 under budget. Pool will be done. Deck will not be done.
- Total \$84,000.00 under budget.

**Motion:** Motion was made to approve the September Financials as presented. (Horsburgh; Thompson; passed.)

**Homeowner:** Katie Lamansky a homeowner, had some concerns regarding safe and healthy community questions specifically regarding crosswalks. Discussed ACHD flaws and concerns. She did a walk through with ACHD and voiced her concerns and desire to have ACHD increase crosswalks. She is also in contact with BPD regarding having more patrols.

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

- RV Lot has 2 vacancies.
- CC&R's 40 letters total were sent out. 40 – Trash Cans. 10 - for Trailers and Boats. 4 – Landscape.

- 1 • Pioneer Room was rented a total of 8 times in September for a total income of \$360.00.
- 2 • August Task list is completed as requested. (Please see report for detail)

### 3 **Complaints and Suggestions:**

- 4 • No Complaints in September that required board attention.

### 6 **Bids / Estimates:**

- 7 • **Landscape Walls at Felly Rim:** Completed. Additional walls will be \$5000.00 for the other three  
8 walls. Motion: Motion spend \$5000.00 to repair walls at felly rim. (Palazzo; Riemenschneider;  
9 passed)

### 11 **Old Business / Updates:**

- 12 • **2019 Budget.** Board discussed proposed **Motion:** Motion was made to approve the 2019 Budget  
13 as presented. (Thompson; Bain; passed 7-1.)
- 14 • **Financials Review.** Waiting for Eide Baily to complete.
- 15 • **Background checks.** One board member has not completed.
- 16 • **RV Lot Security Update.** Security is bring purchased. In depth update will be given in November.
- 17 • **Landscape Wall.** Earlier in the meeting.
- 18 • **Nomination committee.** Jenn Thompson has volunteered to be the Committee Chair. **Motion:**  
19 Motion was made to appoint Jenn Thompson as the Nominating Committee Chair. (Horsburgh;  
20 Riemenschneider; passed).
- 21 • Two homeowners volunteered. David Becker and Mark Eisenman. **Motion:** Motion was made to  
22 appoint both Mark Eisenman and David Becker. (Palazzolo; Riemenschneider; passed.)

### 24 **Committee Reports**

- 25 • Landscape: Sal reported on Landscape Activities in the neighborhood.
  - 26 ○ Meeting was on Monday October 15, 2018.
  - 27 ○ Area between Snap Dragon and Shagbark.
  - 28 ○ Asphalt Pathway between schools will be between church and school.
  - 29 ○ Gophers. Brought up extermination of gophers in common areas. Policy is that gopher  
30 control is not done unless it is impacting common areas.
  - 31 ○ November 1, 2018 inspection of trees and gardens in common area will be done.
  - 32 ○ Committee is coming up with large plan for fire wise areas.
- 33 • Amenities: Chuck reported on the following.
  - 34 ○ Amenities meetings will be on second Tuesday of each month 6:00 pm at the Rec  
35 Center. Chuck will give management a list of task to complete.
  - 36 ○ Proposed an idea for changing the way in which the common area / lounge are inside is  
37 used. Amenities committee will research.
  - 38 ○ ACC meeting takes place every other Monday.
- 39 • ACC: Chuck reported on the following.
  - 40 ○ Roofing and Paint only issues.
  - 41 ○ Fewer applications.
  - 42 ○ Policies will be brought to next months.
- 43 • Communication: Nikki reported on the following.
  - 44 ○ Possible November turkey trot.
  - 45 ○ No Christmas party.
  - 46 ○ Next major communication will be spring newsletter.
  - 47 ○ Neighborhood watch meeting was held prior to the board meeting. Charlie Duke Brad  
48 Viets will replace signs on the hill. Purchase of new signs.
  - 49 ○ Ryan unable to attend due to surgery. Drinking and littering is occurring.

### 51 **New Business:**

- 52 • Aloha Schedule of Services. **Motion:** Motion was made to approve the Landscape Contract with  
53 Aloha for 3 years. (Palazzolo; Riemenschneider; passed)

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- Parking Lot Signs. Parks department needs to be contacted. Chuck to work with Christian to contact parks department.
- Accounts. Forms will need to be filled out, and then signature cards filled out. Key Bank needs.
- Washington Federal Accounts. **Motion:** Motion was made to have Russelee Horsburgh close out accounts at Washington Federal and deposit in Union Bank. (Horsburgh; Riemenschneider; passed).
- Reserve Study. Russelee presented a cost to the Reserve Study update each year at \$200.00 per year. List of reserve study items in 2018. Get numbers to Chuck and Sal about what was paid for in the reserve study in 2018.

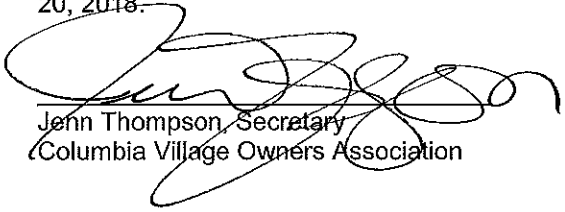
**Executive Session:** Board went into executive session at 9:17 pm. Board exited executive session at 9:38 pm.

**Adjournment:** There being no further business, the meeting was adjourned at 9:40 pm.

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

November 20, 2018	Board of Directors Meeting
January 15, 2019	Board of Directors Meeting
February 19, 2019	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 November 20, 2018.



Jenn Thompson, Secretary  
Columbia Village Owners Association

12/3/18  
Date

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**CVOA TASK LIST**

**OCTOBER 2018**

<b>Task</b>	<b>Assigned to:</b>	<b>Completed:</b>
Get Fire wise Information to website.	Christian	
Check into assessing homeowners for enforcement	Christian	
Get Russelee numbers on lights for Alta Ridge	Christian	
Change Light Assessment for Alta Ridge to \$20.00 per quarter.	Christian	

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