

**Columbia Village Homeowners Association
Board of Directors Meeting Minutes
April 16, 2019**

Board Members Present: Nikki Hampton, Jenn Thompson, Cammi Riemenschneider, Caitlin Reicks, Tim Egbert, and Bonnie Straight. Sal Palazzolo arrived at 6:15 PM.

Board Members Absent: Russelee Horsburgh, and Chuck Mione

Management: Representing Sentry Management: Christian Brockl.

Notice of Meeting: Meeting notice was delivered by email on 4.5.2019. There was a quorum present to conduct business.

The meeting was called to order at 6:00 p.m. by President Jenn Thompson.

Guests:

- Scott Heusser, Idaho Pool Remodeling, presented on pool upgrades and bids for getting away from using trichlor tablets. He had two recommendations for different solutions. Best recommendation was the liquid feed option. It would be a onetime expense. Current system has been in effect for over 20 years. Tabled until later in the meeting.

CC&R / ACC Hearings:

- None scheduled.

Minutes: March 19, 2019 minutes were reviewed by the board. The board reviewed and accepted the minutes as presented. **Motion:** A motion was made to approve the March 19, 2019 minutes as presented. (Palazzolo; Straight; passed.)

Financials:

- Management reviewed February Financials. **Motion:** Motion was made to approve the February Financials as presented. (Egbert; Palazzolo; passed).
- A CD at US Bank is maturing. **Motion:** Motion was made to cash out the CD at US Bank and move money into Union Bank. (Egbert; Reicks; passed).

Executive Session: Board moved into executive session at 6:30 pm. Board exited executive session at 7:00 pm.

New Business:

- A local Girl Scout troop presented a recommendation to install trash cans throughout Columbia Village. Girls Scouts project tabled until later date for budgeting purposes. Board will research and look into installing trash cans in the 2020 budgeting process.
- Account Signors. Board reviewed 5 board resolutions to change account signors at different local banks. Resolution 4.16.2019.2, Resolution 4.16.2019.3, Resolution 4.16.2019.4, Resolution 4.16.2019.5, and Resolution 4.16.2019.6. **Motion:** A Motion was made to approve the resolutions as presented. (Egbert; Riemenschneider; passed)

Old Business:

- Key card Policy. Has not been written. Homeowner's will continue to be charged \$30.00 for replacement key cards. Board will warranty cards for 30 days after a homeowner has purchased. Management will create a policy for approval.
- Pool Rules. Board Discussed Pool Rules. Catlin and Nikki will verify pool rules and provide desired pool rules after conferring with remaining board. Management will get signs made and installed.

UNAPPROVED MINUTES UNTIL APPROVED AT THE MAY 21, 2019 BOARD OF DIRECTORS MEETING

- AED Purchase. **Motion:** Motion was made to spend \$871.00 on an AED for installation and \$240.00 annually in a maintenance contract. (Straight; Palazzolo; passed 5-0)
- HOA Training Seminar. Tabled.

Strategic Planning:

- Homeowner's Handbook and policy review timeline. Jenn discussed the Homeowner Handbook from 2017 and previous editions. Board discussed and began planning how to address the need for policies and a welcome packet for homeowners with pertinent information. Caitlin and Tim were tasked with reviewing the handbook and current policies and will bring to the board what might be desirable for a handbook, or welcome packet.
- Community Spaces.
 - Fenced area. **Motion:** Motion was made to remove the fence. (Riemenschneider; Egbert; passed 4-3).
 - Long term planning. Place making with Smart Growth. Nikki will find out what a scope of work would look like from Idaho Smart Growth and bring prices for 2020 budget purposes.

Committee Reports:

- Landscape: Sal reported on Landscape Committee meeting.
 - Benches. Management to research and bring bids for benches to be installed in the neighborhood. Cammi will find 5 locations to mark to locate benches.
 - Sal reported on a micro path in disrepair on Daffodil. Bid of \$1200.00 was approved. Management to communicate with Aloha to begin work on micro path.
 - Homeowner complaint of erosion. Homeowner appealed to Landscape Committee for help with erosion behind her home. There was not consensus for a solution. Landscape Committee will monitor it through 2019 growing season.
 - Aloha proposed an overall plan for the landscaping all of Grand Forest. Landscape Committee presented a bid of \$54,925.00 dollars for all landscape upgrades to Grand Forest. No resolution on decision. Landscape Committee to move forward with \$14,000.00 of improvements on Grand Forest which are currently in the budget for 2019.
- ACC
 - Committee met. No news.
- Communication (Social and Neighborhood Watch)
 - Facebook is being managed well by a volunteer.
 - Pool Party on June 1.
 - The first game night is this upcoming Saturday, April 20. It is bingo night as announced in recent communications and on the website. No cost to play. No entry fee. Hope to see you all there.
- Nomination Committee
 - Tim has started to look at policies and procedures. Will bring changes and thoughts to the board this year.

Managers' Report: *See report, attached.*

- Enforcement Policy 4.16.2019.1. **Motion:** Motion was made to approve the enforcement policy as presented. (Palazzolo; Egbert; passed)
- Pathway Proposals. **Motion:** Motion was made to approve the P.C. Maintenance bid of \$7,088.00 as presented. (Egbert; Riemenschneider; passed).
- Pool Bid. **Motion:** motion was made to approve estimates E3892-2 and E5147 for the expenditure of \$21,000.00 for pool upgrades. (Egbert; Reicks; passed)
- Reserve Spending.
 - Gym Equipment: **Motion:** A Motion was made to spend reserve funds on new gym equipment, either Precor or Matrix equipment, up to \$46,000.00, whichever package or company is less expensive and commercial grade. (Palazzolo; Egbert; passed).

Adjournment: There being no further business, the meeting was adjourned at 10:07 pm.

UNAPPROVED MINUTES UNTIL APPROVED AT THE MAY 21, 2019 BOARD OF DIRECTORS MEETING

Future Meetings: Rec Center at 6:00 pm (Third Tuesday of each month)
May 21, 2019 Board of Directors Meeting
June 18, 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 May 21, 2019.



Caitlin Reicks, Secretary
Columbia Village Owners Association



Date

UNAPPROVED MINUTES UNTIL APPROVED AT THE MAY 21, 2019 BOARD OF DIRECTORS MEETING

CVOA TASK LIST

APRIL 2019

Task	Assigned to:	Completed:
Write Key Card Policy	Manager	
Inform AED Company that the AED has been Approved.	Manager	
Add Poop Cans and get bids prior to 2020.	Manager	
Write letter to girl scouts	Manager	
Inform Idaho Pool remodeling if approval.	Manager	
Email Tim and Caitlin Handbook	Nikki	
Get Formal quote to install 5 benches.	Manager	
Communicate with Joyce on behalf of the landscape Committee regarding the erosion.	Manager	
Send Constant Contact on Friday.	Manager	
Send Tim, Mark Eisenman email and Bob Narus	Manager	
Authorize PC Maintenance to begin work.	Manager	
Check on Bid for Mimosa repairs	Manager	