

1 **Columbia Village Homeowners Association**  
2 **Board of Directors Meeting Minutes**  
3 **January 15, 2019**

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5 **Board Members Present:** Chuck Mione, Nikki Hampton, Jenn Thompson, Chris Bain, Cammi  
6 Riemenschneider, Russelee Horsburgh, Sal Palazzolo, and Bonnie Straight.

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8 **Board Members Absent:** None.

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

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12 **Notice of Meeting:** Meeting notice was delivered by email on 1.8.2019.  
13 There was a quorum present to conduct business.

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15 The meeting was called to order at 6:31 p.m. by Chuck Mione.

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17 **Homeowners and guests:**

- 18 • None scheduled.

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20 **CC&R / ACC Hearings:**

- 21 • None scheduled.

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23 **Minutes:** November 20, 2018 minutes were reviewed by board. **Motion:** A motion was made to accept  
24 the November 20, 2018 minutes as presented. (Thompson; Palazzolo; passed). December 10, 2018  
25 meeting minutes were presented and reviewed. **Motion:** Motion to accept the December 10, 2018  
26 minutes was made. (Hampton; Palazzolo; passed)

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28 **Financials:**

- 29 • November financials were reviewed by Treasurer Russelee Horsburgh. **Motion:** Motion to  
30 approve the November Financials as presented was made. (Horsburgh; Straight; passed)
- 31 • December financials were not presented, but Treasurer Horsburgh reviewed projected end of  
32 year 2018 financials.
  - 33 ○ 1% of income lower than previous year.
  - 34 ○ Total income should be 7% growth over 2018.
  - 35 ○ Grounds and Maintenance is \$32,000.00 under budget 2018.
  - 36 ○ Landscape improvement is over by \$20,000.00.
  - 37 ○ 3% inflation on items was noticed.
  - 38 ○ Pool and Clubhouse expense under by \$88,000.00. Chairs and equipment will be  
39 inventoried in April prior to Pool opening.
  - 40 ○ Savings is management support.
  - 41 ○ Overall prediction is break even for the year.

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

- 44 • RV Lot has 3 vacancies.
- 45 • CC&R's 64 letters total were sent out.
- 46 ● Pioneer Room was rented a total of 17 times in December for a total income of \$1040.00.
- 47 ● RV Lot Security Update. Security is completed. 50% of fobs have been picked up. Access has  
48 been switched over to fob access. Cameras are in and video is accessible on the cloud. A folder  
49 with instructions is being prepared.

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51 **Complaints and Suggestions:**

- 52 • Two Complaints. Both were taken care of without needed board action or decision.

2 **Bids / Estimates:**

- 3 • None scheduled.
- 4 • **Reserve Study.** Russelee presented an estimate for having the Reserve Study updated. Cost is  
5 \$350.00 to have it done. Another estimate was given of \$375.00 to have Aaron Lombardo,  
6 reserve analyst to appear and speak at the meeting. **Motion:** Motion was made to approve the  
7 proposal of \$350.00 to have the reserve study updated for 2017 and 2018. (Horsburgh;  
8 Riemenschneider; passed)

10 **Old Business / Updates:**

- 11 ● **Financial Review.** Waiting for Eide Baily to complete. Nikki is getting DSI financial information to  
12 Eide Baily via thumb drive. There will be an additional cost of \$150.00 per hour to access  
13 information and review. **Motion:** Motion was made to have Eide Baily work on getting information  
14 from DSI files in quick books, and extra work was capped at a maximum cost of \$300.00.  
15 (Hampton; Thompson; passed)
- 16 ● **Fenced area.** Nikki to bring information to February Meeting. Information will be possible  
17 proposals for the area or information so board can make decision at next meeting.
- 18 ● **RV Lot Security Update.** Information in Management Report.

20 **Committee Reports**

- 21 ● Landscape:
- 22 ○ Committee meeting held on Monday January 14, 2019. Tim Egbert joined committee.
- 23 ○ Sal reported on activities from the Committee.
- 24 ○ Revisited gopher guidance and understanding of what activity is. Gopher control will / is  
25 done only on turf areas or areas of maintained landscape. Not on desert belts.
- 26 ○ Micro path projects. All but two that have been identified by the Board have been  
27 repaired and maintained are completed. The Micro-path at Sweetgum and Carnation  
28 remain unmaintained. Bids were received at \$1,168.00.
- 29 ○ Idaho Power will be removing trees in desert belt, and patch of cottonwoods that will be  
30 removed by Idaho Power. Permission is given to Idaho Power.
- 31 ○ Sentry to get Micro-paths projects started.
- 32 ● Amenities: Chuck reported on the following.
- 33 ○ Pool rules will be presented in February.
- 34 ● ACC: Chuck reported on the following.
- 35 ○ Few ACC requests during winter.
- 36 ○ No substantial information.
- 37 ● Communication: Nikki reported on the following.
- 38 ○ Newsletter draft to be completed prior to February Meeting.
- 39 ○ Annual Meeting is March 13, 2019. On Boarding will take place at the regular board  
40 meeting on March 19, 2019.
- 41 ○ Game Nights will be held on a Friday or Saturday one weekend night per month, in  
42 March – October.
- 43 ● Nomination Committee:
- 44 ○ Five applicants have been interviewed. There are three more possibilities. Committee is  
45 reviewing all applicants.

47 **New Business:**

- 48 • 2019 Annual Meeting Planning.
- 49 ○ Board Seats to be filled are three. 1) Vacant seat, former board member Karen Narus. 2)  
50 Seat occupied by Sal Palazzolo, and 3) Seat occupied by Chris Bain.

1 **UNAPPROVED MINUTES UNTIL APPROVED AT THE FEBRUARY 19, 2019 BOARD OF DIRECTORS MEETING**

- 1           o Date / Meeting. March 13, 2019. Mailing to be completed and sent by February 8, 2019.  
2           o Newsletter to accompany notice in mailing.  
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5 **Executive Session:** Board went into executive session at 7:55 pm. Board exited executive session at  
6 8:22 pm.  
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- 8           • **Defibrillator.** Bonnie Straight applied via a grant to purchase a defibrillator for the Rec Center.  
9           Bonnie will bring back information to next board meeting.  
10

11 **Adjournment:** There being no further business, the meeting was adjourned at 8:24 pm.  
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13 **Future Meetings: Rec Center at 6:30 pm** (Third Tuesday of each month)

14           February 19, 2019	Board of Directors Meeting
15 <b>March 13, 2019</b>	<b>Annual Meeting 6:00 pm.</b>
16 <b>March 20, 2019</b>	Board of Directors Meeting

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18 These minutes were prepared by Christian Brockl of Sentry Management as the managing agent,  
19 approved by me and accepted by the Board of Directors of Columbia Village Homeowners Association on  
20 February 19, 2019.  
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24 Jenn Thompson, Secretary  
25 Columbia Village Owners Association  
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**CVOA TASK LIST**

**JANUARY 2019**

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<b>Task</b>	<b>Assigned to:</b>	<b>Completed:</b>
Talk to Cintas about frequency of Mat maintenance.	Management	
Get Treasurer detailed break down of Sentry charges to CVOA.	Management	
Evaluate Pool Equipment	Management	
Deliver Thumb Drive to Eide Baily	Management	
Send signed documents to vendors	Management	
Get updates of all 2019 contract	Management	
Notify Idaho Power or approved work in desert belt.	Management	
Get bids on Pathways	Management	
Get all information from Sal for projects.		
Research if Board can assess homeowners for continuing violations. Bring resolution.		
Onboarding content completed for March Board Meeting	Nikki Management	

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