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**Columbia Village Homeowners Association
Board of Directors Meeting Minutes
June 18, 2019**

Board Members Present: Jenn Thompson, Nikki Hampton, Russelee Horsburgh, Cammi Riemenschneider, Timothy Egbert, Chuck Mione, and Sal Palazzolo.

Board Members Absent: Caitlin Reicks and Bonnie Straight.

Management: Representing Sentry Management: Christian Brockl.

Notice of Meeting: Meeting notice was delivered by email on 5.10.2019. There was a quorum present to conduct business.

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

CC&R / ACC Hearings:

- None scheduled.

Minutes: May 21, 2019 minutes were reviewed by the board. **Motion:** A motion was made to approve the May 21, 2019 minutes as presented and amended. (Horsburgh; Egbert; passed.)

Financials:

- Treasurer Horsburgh reviewed the April Financials. **Motion:** Motion was made to approve the April Financials as presented. (Horsburgh; Egbert; passed, two abstentions).

Old Business:

- Eide Baily Review. Treasurer Horsburgh reported on the Financials Review. No adjustments were found or issues brought forth. Board will review draft and accept final. Jenn Thompson will sign engagement letter and then management will post final review to the portal. Jenn will contact Eide Baily for final forms. **Motion:** Motion was made to approve the Review and post the Final Review on the Portal for homeowner access, and announce the completion of the Review online, and to contact management with portal access issues. (Egbert; Riemenschneider; passed).

Homeowner Forum:

- Sandi Camara brought concerns about Pool Security and lack of follow through from the Security with children who are in the lap pool, not swimming.

New Business:

- Budget planning process 2020. Treasurer Horsburgh will bring a draft copy to the August meeting for the Board, the board will review, and have a Final Budget at the September Meeting for Approval.
- Pool communication for emergencies. Nikki and Chuck clarified the process for Carey Guard when emergencies arise. Carey Guard will handle emergencies, then communicate with Management, then Board members on call.

Strategic Planning:

- Common spaces update. Nikki updated the board on Idaho Smart Growth and Homeowner Forums. They have identified several dates in July. They will communicate via email to homeowners using Constant Contact and the website.
- Homeowners Handbook update. Tim updated the Board on the progress made on the Homeowner Handbook.

Committee Reports:

- 1 • Landscape: Sal reported on Landscape Committee meeting.
 - 2 ○ Aloha will be removing dead trees on Alta ridge Berm.
 - 3 ○ Asphalt has been done.
 - 4 ○ Grand Forest irrigation line was broken. Has been repaired.
 - 5 ○ Litter Clean-up. Tunnel belongs to IDOT. IDOT will have the graffiti covered.
 - 6 ○ Rockrose Homeowners. Water running along the ditch is causing erosion on the HOA
 - 7 property. Area behind homeowner's fence, which is common area, is eroding slowly. The
 - 8 homeowner is concerned that the water will erode their property.
- 9 • ACC. Chuck reported on the AAC Committee. Many ACC projects have been approved.
 - 10 ○ Driveway expansions. ACC proposed to deny both requests. Board agreed to deny both
 - 11 requests. Chuck submitted one homeowner's resubmittal asking for an expansion to the
 - 12 Driveway. Committee will follow up with homeowners.
- 13 • Communication (Social and Neighborhood Watch)
 - 14 ○ Late June Correspondence will go out.
 - 15 ○ July Game Night Bingo. August will be a domino game called train.
 - 16 ○ June event there was a better turn out.
 - 17 ○ Events are scheduled through October.
 - 18 ○ Garage Sale went well.
 - 19 ○ National Night August 6, 2019. 5:30 pm – 8:30 pm.
- 20 • Nomination Committee
 - 21 ○ The nominating committee met, and have had consensus on Nominating process.
 - 22 **Motion:** Motion was made so that Incomplete or not designated Proxy's will be used for
 - 23 quorum only. (Palazzolo; Mione; passed)
 - 24 **Motion:** Motion was made that the nominating committee is a vehicle for vetting
 - 25 homeowner candidates for the board of directors only, no recommendations by the
 - 26 committee will be made. (Mione; Riemenschneider; passed)

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

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30 **Executive Session:**

31 **Collections:** Management presented 12 homeowners who qualify for the collections. **Motion:**
32 Motion was made to send 12 homeowners into the collections process. (Egbert; Horsburgh;
33 passed.)

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35 **Adjournment:** There being no further business, the meeting was adjourned at 8:40 pm.

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37 **Future Meetings: Rec Center at 6:00 pm** (Third Tuesday of each month)
38 **August 20, 2019** Board of Directors Meeting
39 **September 17, 2019** Board of Directors Meeting

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41 These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved
42 by me and accepted by the Board of Directors of Columbia Village Homeowners Association on August 20,
43 2019.

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47 Jenn Thompson, President
48 Columbia Village Owners Association

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8/20/19
Date

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| Task | Assigned to: | Completed: |
|------------------------------------|--------------|------------|
| Respond to Brad | Management | |
| Respond to other concerns. | Management | |
| Send 12 homeowners to collections. | Management | |
| Constant Contact – | Nikki | |
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