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**Columbia Village Homeowners Association
Board of Directors Meeting Minutes
September 17, 2019**

Board Members Present: Jenn Thompson, Nikki Hampton, Russelee Horsburgh, Timothy Egbert, Caitlin Reicks, Bonnie Straight, and Sal Palazzolo. Chuck Mione arrived at 7:20 PM.

Board Members Absent: Cammi Riemenschneider

Management: Representing Sentry Management: Christian Brockl.

Notice of Meeting: Meeting notice was delivered by email on 9.10.2019. 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: Minutes from the August 20, 2019 minutes were reviewed by the board. **Motion:** A motion was made to approve the August 20, 2019 minutes as corrected; lines 20 and 21 accounting for adjustments in June Financials. (Palazzolo; Hampton; passed.)

Financials:

- Financials tabled until October due to incomplete Pool invoicing. **Motion:** Pending July corrected financials.

Manager's Report: Management report was accepted with questions.

- Management presented a letter from the Idaho Fair Housing Council. Management will respond with a letter. Management will send letter on behalf of the board.
- Management presented bid for flooring replacement in the gym for \$3575.00. **Motion:** Motion was made to replace flooring in stretching area of the gym. (Palazzolo; Reicks; passed.)
- Management presented three attorney's collections policies. Bonnie will read through all three and bring conclusions and recommendations to the board.

Homeowner Forum: No Homeowners present.

Old Business:

- Budget 2020. Treasurer Russelee presented a budget for 2020. **Motion:** Motion was made to approve the 2020 budget as presented. (Palazzolo; Straight; passed.)
 - Several items were brought up and discussed.
 - Desert Area Mowing.
 - Tennis courts lights.
 - Christmas lights.
 - Improvement budgets.
- ACC Project. Caitlin presented an idea to have management, as a project outside of the contract, work on clarifying and updating the ACC forms, and policies. Caitlin will create a scope of work and bring back to the board for approval.
- Desert Maintenance. Management met with Officer Heyworth of the City of Boise. Waiting on specifics from code compliance prior to making any changes in contract or practice.
- Nominating Committee Draft. Tim presented a Nominating Committee Draft Policy. Board discussed the policy vs. resolution. Committee will bring an updated policy and/or resolution to the October Meeting.

1 **New Business:**

- 2 • Pool Closing Report. Discussed in the Management Report.
3

4 **Strategic Planning:**

- 5 • Caitlin updated the Board on the progress of the Handbook. Priorities have been identified and will
6 be brought to the board for review.
7

8 **Committee Reports:**

- 9 • Landscape: Sal reported on Landscape Committee meeting. Updated board on activities within the
10 subdivision. Sal presented a bid from Aloha for \$10,000.00 to refresh common area along Grand
11 Forest. **Motion:** Motion was made to approve \$10,000 for a common area refresh on Grand Forest
12 based on previously presented bids. (Palazzolo; Mione; passed). **Motion:** Motion was made to
13 approve the repair and refurbishment of two micro paths at a cost of \$3000.00, location to be
14 determined by the Landscape Committee. (Palazzolo; Horsburgh; passed)
15 • ACC. Chuck and Caitlin reviewed ACC decisions.
16 • Communication (Social and Neighborhood Watch):
17 ○ Nikki reported on activities and changes to advertising.
18 • Amenities:
19 ○ Pool Season. Chuck discussed pool season issues.
20 • Nomination Committee:
21 ○ Discussed earlier in the meeting.

22 **Motion:** Motion was made to re-evaluate the expenditures of mailings etc. (Horsburgh; Reicks; passed)
23

24 **Adjournment:** There being no further business, the meeting was adjourned at 8:50 pm.
25

26 **Future Meetings: Rec Center at 6:00 pm** (Third Tuesday of each month)
27 **October 15, 2019** Board of Directors Meeting
28 **November 19, 2019** Board of Directors Meeting
29

30 These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved
31 by me and accepted by the Board of Directors of Columbia Village Homeowners Association on October
32 22, 2019.

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36 Caitlin Reicks, Secretary
37 Columbia Village Owners Association
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10/15/19
Date

1 CVOA TASK LIST

SEPTEMBER 2019

2 Task

Assigned to:

Completed:

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Task	Assigned to:	Completed:
Send Letter to Pat from Russelee regarding accounting.	Management	
Rec Center floor. Coded to 7250.	Management	
Bonnie to research Collection Activity	Bonnie	
Get numbers from Idaho Pool Remodel	Management	
Budget approved.	Management	
Caitlin to come up proposal and scope of work for ACC.	Management	
Have Aloha look at increase to 10 feet at expiration of current contract.	Management	
Let Aloha know that several items were approved	Sal	
Type up notes of survey	Jenn	
CC for Game Night	Management	

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