

1 **Meeting Minutes**

2 **CVOA Board of Directors Meeting, Tuesday, March 21, 2017, 6:30 PM**

3 Meeting Location: Recreation Center; 3655 E. Lake Forest; Boise, Idaho 83716

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5 **Members Present:** Chris Bain, Scott Horsburgh, Gurpreet Lugani, Dave Moore, Chuck  
6 Mione and Karen Narus. Absent were Steve Brocksome, Alicia Cassarino, Ed  
7 Riemenscheider.

8  
9 The Meeting was called to order at 6:30 pm by Scott Horsburgh.

10  
11 **Quorum** was established.

12  
13 **Election of Officers**

14 The following Officers were elected: Scott Horsburgh – President/Treasurer; Dave  
15 Moore – 1<sup>st</sup> Vice President; Karen Narus – Secretary/2<sup>nd</sup> Vice President, Alicia Cassarino  
16 – 3<sup>rd</sup> Vice President;. The following Committee Chairs were appointed: Scott Horsburgh  
17 – Rec Center Chair; Karen Narus – Landscape Chair; Dave Moore – ACC Chair; Alicia  
18 Cassarino – Events Chair; Gurpreet Lugani – RV Lot Chair; Chris Bain –  
19 Communications Chair.

20  
21 Authorized signers on checking accounts will be Scott Horsburgh, Dave Moore and  
22 Alicia Cassarino.

23  
24 **Neighborhood Watch**

25 Brad Viets presented the Neighborhood Watch update.

26  
27 **Guest**

28 A homeowner attended the meeting to discuss the issues with putting paint on vinyl  
29 siding. The homeowner wanted to discuss colors and materials.

30  
31 **Minutes**

32 The minutes from the February 21, 2017 Board Meeting were reviewed and approved.

33  
34 **Financial Report for February 2017**

35 The Balance Sheet through 2/28/17 reflects operation checking account balance of  
36 \$157,640, CD/Money Market balances of \$323,960, and a main line repair balance of  
37 \$16,629. Assessment Receivables totaled \$106,106 and prepaid assessments were  
38 \$19,583.

39  
40 YTD 2/28/17 revenues from all sources were 23% and expenses were 9% of the  
41 operating budget.

42  
43 The outstanding receivables were \$106,106 on 2/28/17. Of this amount, \$103,227 is  
44 more than 90 days past due. Of the \$103,227, approximately \$89,344 includes homes in  
45 foreclosures, bankruptcies, liens and small claims. This amount is approximately 11% of

46 the overall dues income. YTD 2/28/17 \$0.00 has been written off to bad debt due to  
47 foreclosure. This amount is 0% of the overall dues income.

48

#### 49 **Reserve Study**

50 There was no update on the Reserve Study

51

#### 52 **ACC**

53 The ACC Request Log was reviewed. There has been an increase in requests for house  
54 painting and fences.

55

56 In June, the drive through will be suspended and fence lines will be walked.

57

#### 58 **CC&R/Homeowner's Comments and Suggestions**

59 The drive through log was reviewed.

60

61 The Board reviewed a letter from a homeowner requesting trees be planted in the  
62 common area at Tecome/LF. The Landscape Committee is considering the request.

63

#### 64 **Landscape/Maintenance Update**

65 There has been a total of \$34,117.25 spend on snow removal this year. There may be  
66 other projects that have to be put on hold this year to cover this over budget item.

67

68 Aloha bid \$47,000 to finish from Honeylocust all the way to the intersection of Grand  
69 Forest and Hwy 21. The cost will be \$10-12,000 for LiveOak to Honeylocust Pl. The  
70 committee recommends holding on the renovation up the hill and to the monument to  
71 find a solution/plan that is less expensive but to proceed with the LiveOak to Honey  
72 Locust Pl. section. Then, do some filling in on planting beds east on Grand Forest.  
73 There are several that are quite bare or completely bare where there has been die out.  
74 Tthe spring bulbs are coming up in the renovated section of Grand Forest.

75

76 There has been \$10,000 budgeted for the Dog Park. This is a high priority this year to  
77 complete. Karen would like to get more info from Scott on his research for this.

78

#### 79 **Firewise**

80 Karen met with Martha Brabec, Foothills Restoration Specialist with the City of Boise.  
81 There was discussion about Herbicide spraying projects and Seeding Projects. The  
82 committee is reviewing seed mixes for common areas.

83

84 Sal Palazzolo is writing a grant for a Pollinator Garden. This would replace a large area  
85 of turf with pollinator friendly plants. There is a maximum of \$5,000.00 available and  
86 CVOA would match funds. The committee will decide on placement for the garden.

87

#### 88 **Recreation Center Update**

89 The security report was reviewed. The report will be posted on cvoa.net, NextDoor and  
90 on Facebook.

91

92 The Board declined to increase the security hours during spring break, but Carey Guard is  
93 available if needed.

94  
95 Work is starting on the pools to get ready for pool season.

96  
97 Scott is in talks with Intermountain Gas. They are looking to install three repeaters for  
98 meter reading in the ACHD easements. The Board may have a say in the placement and  
99 may be able to include no cost/low cost lighting to the poles, possibly at the tennis courts.

100  
101 A meeting for volunteers has been scheduled for Tuesday, April 4<sup>th</sup> at 6pm at the Rec  
102 Center.

103  
104 The proof for CVOA signage was reviewed.

105

#### 106 **RV Lot**

107 Gurpreet will draft an updated RV Agreement for the Board to review.

108

109 There will be an audit of the RV Lot which will include measuring spaces, checking to  
110 make sure that the correct items are in the space.

111

112 Three vendors will be asked for proposals to re-do the RV Lot.

113

#### 114 **Events Committee**

115 Scott is in early stages of planning cooking demos at the Rec Center that will be open to  
116 all homeowners.

117

#### 118 **Webpage/Newsletter/Nextdoor**

119 Chris is still looking for committee members for the web page update. Chris will draft  
120 the February 2018 newsletter after the pool opening in June.

121

#### 122 **E-mail Proposal and Votes**

123 DSI will schedule a meeting with Scott, Karen, Aloha and the homeowner to go over  
124 items that need to be removed from the common area.

125

#### 126 **Old Business**

127 Record Retention – There was no discussion.

128

129 CVOA Handbook – Scott requested that the Board continue to use, review and provide  
130 feedback for final changes prior to posting to website.

131

#### 132 **New Business**

133 Scott has requested that pedestrian crosswalks be added to Columbia Village, two on  
134 Lake Forest and two on Grand Forest.

135

136 A homeowner asked if they could run a snow cone business at the Rec Center for the  
137 summer. The Board denied that request.

138

139 Scott requested that the Nominating Committee be established and voted on at the April  
140 Meeting. Scott has volunteered to be Chair of the Nominating Committee. Chuck  
141 volunteered to be on the committee.

142

143 DSI is working on a spreadsheet of long range plans for the association.

144

145 Meeting was adjourned at 10:00 PM.

146

147 Minutes respectively submitted by Shirlee Ponciano.