

1 **Meeting Minutes**

2 **CVOA Board of Directors Meeting, Tuesday, October 17, 2017, 6:30 PM**

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

4
5 **Members Present:** Chris Bain, Steve Brocksome, Nikki Hampton, Scott Horsburgh,
6 Chuck Mione, Karen Narus and Ed Riemenschneider. Absent were, Alicia Cassarino and
7 Gurpreet Lugani.

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

10
11 **Quorum** was established.

12
13 **Hearing**

14 Hearings were held for homeowners for having yards that are not in compliance. Steve
15 motioned that all three homeowners be fined \$25.00 per weekly drive through until the
16 yards are brought into compliance. Ed seconded and the motion was approved by a
17 unanimous vote.

18
19 **Neighborhood Watch**

20 Nikki stated that she has three new Block Captains, and two are in the process. That is a
21 total of 35 out of the 90 that are needed. She is planning on having a Block Captain
22 Meeting in November.

23
24 **Minutes**

25 The minutes from the September 19, 2017 Board Meeting were reviewed. Karen
26 motioned to approve the minutes with one additional word, Steve seconded and the
27 minutes were approved by a unanimous vote.

28
29 **E-mail Proposal and Votes**

30 Karen had asked the Board to review a home that has a fence on common area. There
31 was no majority consensus by email so the Board discussed how to proceed. DSI will
32 forward any correspondence concerning the fence to the Board for review. Steve, Scott
33 and Chuck will meet with the homeowner to review the options for the fence.

34
35 **Project List**

36 The Project List was reviewed. There were some minor changes made. Chuck will break
37 down the list by Committee, then by Short or Long Term Projects.

38
39 **Old Business**

40 Documentation Retention – OPEN

41
42 Volunteer Committee Meeting – There was no meeting held in October. The committee
43 needs to come up with a schedule to meet. OPEN

44

45 E-mail Voting Resolution – Chuck motioned to approve the Resolution with one
46 additional word added. Karen seconded and the motion was approved by a unanimous
47 vote. DSI will make the change to the document and forward to the Board for signatures.
48

49 Director’s Handbook – OPEN

50

51 Check Signers – OPEN

52

53 Disc Golf Volunteer Day – Scheduled for 2018. OPEN

54

55 Dog Park – There will be a hearing held on November 6th at City Hall. The city approved
56 the project, but ACHD is reviewing the storm drainage aspect of the project. Information
57 should be submitted to city no later than October 30th to be included in the information
58 given to the committee.

59

60 Scott will review the gate placement and they are not where he feels that they should be.
61 All work on the Dog Park has stopped until the city makes its determination.

62

63 Karen and Nikki will be preparing a petition and blurb for the website/social media.

64

65 **New Business**

66 There was no new business discussed.

67

68 **Financial Report for September 2017**

69 The Balance Sheet through 9/30/17 reflects operation checking account balance of
70 \$19,277, CD/Money Market balances of \$357,883, and a main line repair balance of
71 \$16,637. Assessment Receivables totaled \$115,601 and prepaid assessments were
72 \$22,706.

73

74 YTD 9/30/17 revenues from all sources were 77% and expenses were 81% of the
75 operating budget.

76

77 The outstanding receivables were \$115,601 on 9/30/17. Of this amount, \$100,216 is
78 more than 90 days past due. Of the \$100,216, approximately \$94,946 includes homes in
79 foreclosures, bankruptcies, liens and small claims. This amount is approximately 12% of
80 the overall dues income. YTD 9/30/17 \$0.00 has been written off to bad debt due to
81 foreclosure. This amount is 0% of the overall dues income.

82

83 Scott will transfer funds from the money market to checking to cover the October
84 invoices.

85

86 **Reserve Study**

87 Scott will be meeting with Northstar Reserves to finalize the Reserve Study before the
88 Budget Meeting. Karen and Chuck would also like to be included in that meeting.

89 Northstar will be at the November Board Meeting to discuss the study.

90

91 **2018 Budget**

92 There will be a Budget Meeting scheduled after the Reserve Study meeting. Scott would
93 like to have the Budget ready to be approved at the November Board Meeting.

94

95 **ACC**

96 The ACC Log was reviewed.

97

98 The committee will be working on preparing standards in order to approve requests for
99 metal roofs, xeriscaping, solar panels and neighborhood library boxes.

100

101 There was a request for installation of synthetic grass. The Board would like to see a
102 sample before a decision is made.

103

104 **CC&R/Homeowner's Comments and Suggestions**

105 The drive through log was reviewed. The complaint tracking sheet was reviewed.

106

107 The Board reviewed complaints from neighboring homeowners.

108

109 **Landscape/Maintenance**

110 The Committee attended a guided tour of the Idaho Firewise Garden adjacent to the Idaho
111 Botanical Garden. Members felt the guide who is one of the garden developers will be a
112 great resource. There were some native plants that could be incorporated into CVOA
113 landscape. They are low water, drought tolerant and mostly native.

114

115 The Committee would like to accept the bid from Aloha to revamp some of the planting
116 beds on Grand Forest, east of Quamash. The estimated bid is \$10,065.00.

117

118 Water will be turned off next week. It looks like usage for the year is average.

119

120 Karen applied for the City of Boise Clean Water/Open Space Grant to begin
121 rehabilitation of the "Field of Dreams". The City of Boise Legal Department said that the
122 levy funds cannot be used on privately owned property.

123

124 **Firewise**

125 Three final Firewise Volunteer Contribution checks will be completed Saturday. There
126 are three homeowners who did not send the form back. They will be checked and notified
127 that they have until April 1, 2018 to amend the area to acceptable standards or it will be
128 removed.

129

130 **Recreation Center Update**

131 The Security Report was reviewed.

132

133 Due to equipment failure, there is no security footage of the skateboarders. Chuck would
134 like to purchase a new DVR for next year. The cost would be around \$2,000.00.

135

136 The expansion joints and tile on the pools are being worked on. While the water is out of
137 the pools, sand blasting will be done to restore the blue color.

138

139 The tennis court light has been installed. This project was a cooperative with
140 Intermountain Gas Company.

141

142 RV Lot – Gurpreet was not in attendance so there was no report given.

143

144 Newsletter – Nothing to Report.

145

146 Web Page – Nothing to Report.

147

148 **Events Committee**

149 The Chili Cook off is scheduled for November 4th.

150

151 **Calendar**

152 The Calendar was reviewed.

153

154 The Regular Board Meeting was adjourned at 8:30 PM.

155

156 Minutes respectively submitted by Shirlee Ponciano.