

**Columbia Village Homeowners Association  
Board of Directors Meeting Minutes  
August 21, 2018**

**Board Members Present:** Chuck Mione, Nikki Hampton, Sal Palazzolo, Karen Narus, Cammi Riemenschneider, Jenn Thompson, Bonnie Straight, and Russelee Horsburgh

**Board Members Absent:** Chris Bain.

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

**Notice of Meeting:** Meeting notice was delivered by email on 8.13.2018.

There was a quorum present to conduct business.

The meeting was called to order at 6:30 p.m. by Chuck Mione.

**Homeowners:** Jordan Morales. Appealing the cancellation of their access to the Rec Center. They moved the board room table and damaged the table and did not clean up the room. Would like to have access reinstated. Level 3 violation. One year suspension. May 2017. **Motion:** Motion was made to re-instate Jordan Morales access to the CVOA amenities. (Palazzolo; Straight; passed)

**ACC Hearings:** No ACC hearings.

**Minutes:** Minutes from the July 17, 2018 meeting were reviewed. **Motion:** A motion was made to accept the minutes as presented. (Palazzolo; Narus; passed)

**Financials:** July Financials were reviewed and discussed. Treasurer reviewed Financials through July 31, 2018. The only notable difference seems to be the lawn contract. **Motion:** A Motion was made to approve the July Financials as presented. (Horsburgh; Straight; passed)

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

- Resealing of the Parking Lot completed.
- RV Lot has 3 vacancies.
- CC&R's 55 letters total were sent out. 40 – Trash Cans. 14 - for Trailers and Boats. 1 – Landscape.
- Pioneer Room was rented a total of 12 times in June for a total income of \$720.00.
- July Task list is completed as requested. (Please see report for detail)

**Complaints and Suggestions:** From homeowners in July.

- Homeowner would like to have the lap pool open longer than September 4, 2018. Board is closing the pools, all pools on September 4, 2018.
- Cable on the leg press is broken. It has been repaired.
- Alcohol use at the pool. Management to respond to homeowner.
- Cleaning at the Women's Restroom. Management spoke to the cleaning company.
- Plastic free standing box on wallflower. Board would like removed.
- Talk to Planning and Zoning about Haven wood AC units.

**Bids / Estimates:**

- **Landscape Walls at Felly Rim:** In progress
- **Asphalt Repairs:** Completed.
- **Pool Projects:** Completed.
- **Pool Covers:** Tabled until August.

**Old Business / Updates:**

- **Newsletter.** Nikki updated the board on the status of the newsletter. Completed. Nikki and Management will get the Newsletter out ASAP.
- **Financial Review.** In Process.
- **Background Checks.** Two Board members need to submit for a background check.

- 1 • **Crosswalk.** Has been filed with SENA and ACHD.
- 2 • **RV Lot Security.** Jenn Thompson has taken over responsibility for review and permission.
- 3 • Fence on 5883 S. Rockrose Place. Initial Estimate of \$3900.00 was given.

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5 **Committee Reports**

- 6 • Landscape: Karen reported on the Landscape Activities.
  - 7 ○ ACHD. Karen and Sal met with Jim Hansen from ACHD. The question was asked
  - 8 whether or not something can be done with the fenced area on Grand Forest. Karen
  - 9 reported on three possible ways forward. Idaho Smart Growth, ACHD, and Brandi
  - 10 Wilson.
- 11 • Amenities: Chuck reported on the following.
  - 12 ○ Pools are going well. Nothing of note.
  - 13 ○ Pool rules are completed.
- 14 • ACC: Chuck reported on the following.
  - 15 ○ Roofing and Paint.
  - 16 ○ Policy has been discussed, but not completed.
- 17 • Watch/Social: Nikki reported on the following:
  - 18 ○ National Night out August 7, 2018 was a success.
  - 19 ○ Events and DJ will be fine-tuned in 2019.
  - 20 ○ Neighborhood Watch. Needs Block Captains.
  - 21 ○ Newsletter will go out soon.
  - 22 ○ Pool Closing Date and Time. Pool Closes on Labor Day at 10:00 pm.

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24 **New Business:**

- 25 • Volleyball Court. Bring cost to meeting in September 2018 meeting.
- 26 • Budget prepared in September. Budget will be completed and approved by October Meeting.

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28 **Executive Session:**

- 29 • Executive Session called at: 7:58 pm. Board exited out of executive session at 8:05 pm.

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31 **Resignation:**

- 32 • Karen Narus announced she is resigning as of the meeting, effective immediately.
- 33 • Sal Palazzolo was nominated to be the Landscape Chair. **Motion:** Motion was made to have Sal
- 34 Palazzolo take over the Landscape Chair. (Narus; Horsburgh; passed)
- 35 • Motion was made to have Nikki Hampton take over as the Vice President. (Thompson; Straight;
- 36 passed)

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38 **Adjournment:** There being no further business, the meeting was adjourned at 8:16 pm.

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40 **Future Meetings: Rec Center at 6:30 pm** (Third Tuesday of each month)

41	September 18, 2018	Board of Directors Meeting
42	October 16, 2018	Board of Directors Meeting
43	November 20, 2018	Board of Directors Meeting

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45 These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved  
46 by me and accepted by the Board of Directors of Columbia Village Homeowners Association on September  
47 18, 2018.

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51 Jenn Thompson, Secretary  
52 Columbia Village Owners Association

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54 9/19/18  
55 Date

**CVOA TASK LIST**

**AUGUST 2018**

<b>Task</b>	<b>Assigned to:</b>	<b>Completed:</b>
Reinstate Jordan Morales	Christian	8/22/2018
Send Russelee Supply Request 8060	Christian	
Check on Insurance Renewal Date.	Christian	
Check with Nikki about Email.	Christian	
Onboarding	Christian	
Find online Map.	Christian	
Send follow up email regarding goats.	Christian	
Check on branch listed in fire wise.	Christian	
Have bench repaired.	Christian	
Clean out storage	Christian	
Populate dates on list.	Christian	
Draft Nominating Committee Policy	Christian	
September Meeting. Add Firewise policy Nominating Committee Policy	Christian	
Remove Karen from Board.	Christian	