

**Columbia Village Homeowners Association
Board of Directors Meeting Minutes
November 20, 2018**

Board Members Present: Chuck Mione, Nikki Hampton, Jenn Thompson, Chris Bain, Cammi Riemenschneider, and Bonnie Straight.

Board Members Absent: Sal Palazzolo and Russelee Horsburgh.

Management: Representing Sentry Management: Christian Brockl.

Notice of Meeting: Meeting notice was delivered by email on 11.13.2018.
There was a quorum present to conduct business.

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

Homeowners and guests:

CC&R / ACC Hearings:

- none

Minutes: Minutes from the October 16, 2018 meeting were reviewed. **Motion:** A motion was made to accept the minutes as presented. (Thompson; Straight; passed). Minutes from the November 5, 2018 meeting were reviewed. **Motion:** A motion was made to accept the November minutes as amended. Additional sentence added. "The purpose was Sentry Management Annual Business Review". (Hampton; Straight; passed)

Financials: October Financials were not reviewed by Assistant Treasurer Bonnie Straight. Board elected not approve Financials as presented.

Managers' Report: *See report, attached.*

- RV Lot has 3 vacancies.
- CC&R's 64 letters total were sent out.
- Pioneer Room was rented a total of 8 times in October for a total income of \$600.00.
- September Task list is completed as requested. (Please see report for detail)
- Columbia Developments. Sent a letter to CVOA informing the owners association that they would no longer be paying assessments starting in 2019. These are for the two Irrigation Pump Lots. Total loss to the association is \$69.60. Motion to accept the letter from Columbia Developments and no longer assess Lot 353 Phase 20, and Lot 16, Silverado Ranch. **Motion:** Motion was made to accept the letter from Columbia Developments. (Bain; Thompson; passed)

Complaints and Suggestions:

- No Complaints in October that required board decisions.

Bids / Estimates:

- none

Old Business / Updates:

- **Financial Review.** Waiting for Eide Baily to complete.
- **Background checks.** Last one was completed. Waiting on response through Neighborhood watch.
- **RV Lot Security Update.** Security is being purchased. On track to be completed.

Committee Reports

- Landscape:

- 1 o No Report.
- 2 • Amenities: Chuck reported on the following.
- 3 o Amenities meetings was had last month.
- 4 o Chuck will give management a list of tasks to complete later in the year.
- 5 o ACC meeting takes place every other Monday.
- 6 • ACC: Chuck reported on the following.
- 7 o One request for a "free Library" to be installed on a homeowner lot. **Motion**: Motion was
- 8 o made to approve the "free Library" and allow with approval on her property, as long as it
- 9 o is maintained and in good appearance and within the attached guidelines. (Thompson;
- 10 o Riemenschneider; passed). **Motion**: Motion was made to adopt the rules as outlined in
- 11 o the application and add to the handbook. (Hampton; Straight; passed).
- 12 • Communication: Nikki reported on the following.
- 13 o 1st Annual turkey trot are organized and run by a homeowner. Starting at 9:30 Thursday
- 14 o Morning.
- 15 o Homeowners Handbook. Nikki will organize a working session to complete this.
- 16 o No Christmas party.
- 17 • Nomination Committee:
- 18 o Mark Eisenman and Mark Becker are members. 10 question survey will be given to be
- 19 o emailed out.
- 20 o Informal interviews will be had prior to nominations being brought before the board.
- 21 o Homeowner profiles will be added to the Website prior to the Annual Meeting.

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23 **New Business:**

- 24 • 2019 Annual Meeting Planning.
- 25 o Board Seats to be filled; Former board member Karen Narus, Sal Palazzolo, and Chris
- 26 o Bain.
- 27 o Date / Meeting. March 13, 2019.
- 28 o Newsletter, Nikki is working on it.

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30 **Executive Session:** Board went into executive session at 7:25 pm. Board exited executive session at 8:03

31 pm.
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33 **Collections:** Management reviewed collections activity for October. **Motion.** A Motion was made to Lien

34 19 homeowners and send an additional 20 homeowners into collections was made. (Thompson;

35 Riemenschneider; passed).
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37 **Adjournment:** There being no further business, the meeting was adjourned at 8:12 pm.

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

40 January 15, 2019	Board of Directors Meeting
41 February 19, 2019	Board of Directors Meeting
42 March 13, 2019	Annual Meeting 6:00 pm.

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44 These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved

45 by me and accepted by the Board of Directors of Columbia Village Homeowners Association on November

46 20, 2018.
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48
49 
50 Jenn Thompson, Secretary

51 1/15/18
Date

51 Columbia Village Owners Association
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