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**Columbia Village Homeowners Association  
Board of Directors Meeting Minutes  
February 19, 2019**

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

**Board Members Absent:** None.

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

**Notice of Meeting:** Meeting notice was delivered by email on 2.8.2019.  
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:**

- Timothy Egbert presented excerpts from the CVOA governing documents affirming that homeowners voting rights cannot be suspended. The board agrees to the accuracy of this information.

**CC&R / ACC Hearings:**

- None scheduled.

**Minutes:** January 15, 2019 minutes were reviewed by board. Two corrections were made to the minutes. Line 37 and Line 40 were removed. **Motion:** A motion was made to accept the January 15, 2019 minutes as corrected. (Palazzolo; Riemenschneider; passed).

**Financials:**

- Treasurer Horsburgh reviewed the December financials. **Motion:** Motion to approve the December Financials as presented was made. (Thompson; Palazzolo; passed). Treasurer Horsburgh reviewed changes to the 2019 budget. **Motion:** Motion was made to approve the revised budget with changes adjusting \$3000 to postage and \$4000 to pool opening, as presented. (Horsburgh; Palazzolo; passed)
  - 1% of income lower than previous year due to reduction in closing fees.
  - Grounds and Maintenance is \$13,000 over budget.
  - The board underspent by \$20,000.00
- Representation letter. Treasurer reviewed representation letter that was provided by Eide Bailly. Russelee will review with Eide Bailly prior to receiving the final draft of the review.

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

- RV Lot has 2 vacancies, 98%.
- CC&R's 23 letters total were sent out.
- Pioneer Room was rented a total of 22 times in December for a total income of \$1,200.00.
- Management task list completed and noted in management report.
- Reserve Study Review. Board will make a decision in March Meeting.

**Complaints and Suggestions:**

- One suggestion/ complaint. Homeowner would like more signs added. Board decided not to add more signage to trails.

**Old Business / Updates:**

- **Financial Review.** Discussed earlier in meeting.
- **Fenced area.** Area was discussed. Fence removal was discussed. **Motion:** Motion was made to remove the fence from the area next to Phase 23. (Riemenschneider; no second; motion failed).

**CVOA TASK LIST**

**FEBRUARY 2019**

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<b>Task</b>	<b>Assigned to:</b>	<b>Completed:</b>
Talk to Cintas about frequency of Mat maintenance.	Management	
Get Russelee the number for homeowners sent into collection in 2018.	Management	
Get Russelee 2016-2017 contract for Carey Guard.	Management	
Draft Resolution for assessing cost for enforcement cost.	Management	

- 1 • **2019 Annual Meeting.** Meeting is scheduled for March 13, 2019. Notice and Proxy's went out as  
2 required. Nikki asked for Committee members to submit Committee reports.
- 3 • **Pool Equipment Evaluation.** Tables and chairs will be evaluated in April.
- 4 • **Assessment of fees for homeowners for continuing violations.** Discussed earlier in the  
5 meeting.
- 6 • **On Boarding.** Will be done at March 19, 2019 meeting.

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8 **Committee Reports:**

- 9 • **Landscape:** Sal reported on the committees activities in January.  
10 ○ Projects are being completed.  
11 ○ Committee is adding two more members.  
12 ○ Aloha working on Master design for Grand Forest.
- 13 • **Amenities:** Chuck reported on the following.  
14 ○ Pool rules will be presented in March.
- 15 • **ACC:** Chuck reported on the following.  
16 ○ Few ACC requests during winter.  
17 ○ Solar panel ruling. Chuck discussed that Solar Panels will be allowed and the ACC may  
18 adopt rules to their placement, due to new law, passing through the legislature.
- 19 • **Communication:** Nikki reported on the following.  
20 ○ Newsletter draft was completed.  
21 ○ Calendar is set for the year.  
22 ○ Neighborhood watch. 49 block captains. 55 streets are open for block captains.
- 23 • **Nomination Committee:**  
24 ○ Committee is reviewed all applicants. Committee is finished and had six great candidates  
25 that are on the ballot. Board and Committee have decided that blank or secretary proxies  
26 will not be used for voting, but will be used for proxy toward quorum.

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28 **New Business:**

- 29 • **Signage on Pathways.** Board decided not to install new signs on pathways.
- 30 • **AED grant approval.** Bonnie reviewed the status of purchasing an AED for the Rec Center.

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32 **Adjournment:** There being no further business, the meeting was adjourned at 8:23 pm.

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

35 **March 13, 2019**

**Annual Meeting 6:00 pm.**

36 March 20, 2019

Board of Directors Meeting

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38 These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved  
39 by me and accepted by the Board of Directors of Columbia Village Homeowners Association on February  
40 19, 2019.

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45 Jenn Thompson, Secretary  
Columbia Village Owners Association

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