

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54

Columbia Village Homeowners Association
Board of Directors Meeting Minutes
May 21, 2019

Board Members Present: Nikki Hampton, Russelee Horsburgh, Cammi Riemenschneider, Caitlin Reicks, Chuck Mione, Timothy Egbert, Bonnie Straight, and Sal Palazzolo.

Board Members Absent: Jenn Thompson.

Management: Representing Sentry Management: Christian Brockl.

Notice of Meeting: Meeting notice was delivered by email on 5.10.2019. There was a quorum present to conduct business.

The meeting was called to order at 6:00 p.m. by Vice President Nikki Hampton.

CC&R / ACC Hearings:

- None scheduled.

Minutes: April 16, 2019 minutes were reviewed by the board. One correction was made to future meetings. Changing meeting time from 6:30 pm to 6:00 pm. **Motion:** A motion was made to approve the April 16, 2019 minutes as presented and amended. (Reicks; Riemenschneider; passed.)

Financials:

- Management reviewed March Financials. **Motion:** Motion was made to approve the March Financials as presented. (Palazzolo; Horsburgh; passed).

Old Business:

- Account Signors. April minutes were signed. Signors can go to bank with the minutes and resolutions to make changes in signors.
- AED Purchase. **Motion:** Motion was made to approve the expenditure of \$2,071.00. (Mione; Palazzolo; Motion fails 2-3.)
- Crosswalk update. Nikki reviewed the status of the crosswalk initiative.
 - Rec Center crossing: School district will not fund a crossing guard.
 - ACHD will not put in lights.
 - Les Bois Junior High: Information will be gathered. May 13, 2019 traffic volume study was completed. Results will be given to board after data compiled.
 - ACHD is reviewing stop bars.
 - Speed bump information: Map address with property owners names will need to sign a petition to install speed bumps.
- Financials Review update. Waiting on final bank statements. Draft was available in February. Once final bank statement is given to Eide Baily they will complete the review. The board would like to present the review at the June Board Meeting.

Guest: Theron McMaster, a boy scout, presented an idea to install street signs at all of the pathways.

Guest: Homeowner requested a variance for a metal fence. Looking to install a non- flammable material. And would like to consider a waiver. Current ACC states no metal.

New Business:

- Common Space Project. See Strategic Planning.
- Homeowner handbook update. Tim and Caitlin provided an update of their plan/approach for the handbook.
- Pest Control Policy. **Motion:** Management presented a draft policy Motion: was made to approve the amended policy. (Mione; Riemenschneider; passed).

- Pool Rules Policy. Management presented a policy adopting pool rules. **Motion:** Motion was made to accept the Pool Rules Policy. (Mione; Egbert; passed).
- Access Card Policy. Management presented a policy documenting the board decision regarding Access Card Policy. **Motion:** Motion was made to accept the policy as presented. (Horsburgh; Mione; passed).

Strategic Planning:

- Long Term Planning meeting. Nikki and Jenn are proposing two town hall meetings in an effort to gather input from homeowners regarding usage of Common Area.

Committee Reports:

- Landscape: Sal reported on Landscape Committee meeting.
 - Meeting on Monday. Management is researching projects from committee.
 - Grass seed is being appropriated for another project.
 - Highway 21 trimming.
- ACC. Chuck reported on the AAC Committee. Many ACC projects were approved.
 - Driveway expansions. ACC proposed to deny both requests. Board agreed to deny both requests.
- Communication (Social and Neighborhood Watch)
 - Pool Party on June 1.
 - Game night now on 15th of June.
 - Pool Opening on May 25. **Motion:** Motion was made to have a soft launch of the pool starting at 1:00 on Friday. (Reicks; no second, did not pass.)
- Nomination Committee
 - Tim has started to look at the nominating policy. Tim is reviewing the policy and proposing changes to the policy and committee structure.

Managers' Report: See report, attached.

Executive Session:

Collections: Management presented 10 homeowners who qualify for the collections. **Motion:** Motion was made to send 10 homeowners into the collections process. (Egbert; Horsburgh; passed.)

Adjournment: There being no further business, the meeting was adjourned at 9:15 pm. Motion was made to adjourn the meeting. (Mione; Egbert; passed.)

Future Meetings: Rec Center at 6:00 pm (Third Tuesday of each month)


June 18, 2019

Board of Directors Meeting

August 20, 2019

Board of Directors Meeting

These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Columbia Village Homeowners Association on June 18, 2019.


Caitlin Reicks, Secretary
Columbia Village Owners Association

6/18/19
Date

2

3

4

5

Task	Assigned to:	Completed:
Tell Boy scout that the until the Board discusses the idea of trail signage further, we are preferring that the eagle scout works on a different project.	Management	
ACHD – TUNNEL UNDER 21 – see who cleans it up	Management	
Look into price for a disability crane for the pool area.	Management	
Get Price to move Rock Rose Fence.	Management	
Advertise in Constant Contact for RV Lot. Pioneer Room.		
Call on Noxious Weeds.		

6