

Meeting Minutes

CVOA Board of Directors Meeting, Tuesday, April 19, 2011, 7:00 PM

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

Members Present – Steve Longbottom, Christy Smith, Chris Eden, Robert Hess, Scott Horsburgh, Brad Viets.

Members Absent – Diane Norton

1) **Call to Order** – 7:00 by Steve Longbottom

2) **Minutes** – The minutes from 1/18/11 were approved. Christy nominated and Brad seconded.

3) **Homeowners and Guests:**

a) Tony & Diane Dann – Reserve study: Their website address is www.browningrg.com/. They presented a detailed overview of their services: They will talk to vendors and prepare a detailed report as to the longevity and costs of repairing and maintaining the assets of Columbia Village. Cost, about \$5000. Robert nominated, Scott seconded and passed with Brad voting no.

b) Dan Huff, Treasure Valley Pools: Discussed fixing the rectangle pool top step, fixing the lower pool lights, painting all 4 pools, re-caulking the deck, and fixing the deck drains. Work for new repairs will be bids coming from Dan. Approved by Board.

c) Bryan Johnson for our new website: Did not show up.

4) **Neighborhood Watch:** Kristin Campos reported that Charlie would keep up with Neighborhood Watch signs; we could use more block captains; would like more use of our website.

5) **Financial Report – March 2011** – The financials were approved – Chris nominated and Brad seconded.

a) **Balance Sheet**

1) The Balance sheet through 3/31/11 reflects operational checking account balance of \$117,041 and CD/Money_Market Balances of \$471,895 (All CD's and Money Market Accounts) and a main line repair balance of \$9,680. Assessment Receivables totaled \$76,613 and prepaid assessments were \$14,473.

b) **Financial Statement Overview**

1) YTD 3/31/11 revenues from all sources were 26% and expenses were 21% of the budget.

c) **Assessments Receivable**

1) The outstanding receivables were \$76,613 on 3/31/11. Of this amount, \$55,792 is more than 90 days past due. Of the \$55,792, approximately \$48,177 includes homes in foreclosures, bankruptcy's, liens and small claims. This amount is approximately 6% of the overall dues income. YTD 3/31/11, \$2,936 has been written off to bad debt due to foreclosure. This amount is less than 1% of the overall dues income.

6) **Committee Reports**

a) **ACC:** Robert reported that things are normal.

1) ACC Log - General review

b) **CC&R/Homeowner issues:**

1) Drive Through Log – General review

c) **Maintenance/Landscaping:**

- 1) Landscape Maintenance Report – Christy reported that things are operating normally.
- 2) Shane Vania – Request to gravel driveway, part of which is owned by the association. It was decided to table the request and let our lawyer look into legal issues.

d) **Recreation Center/RV Lot:**

- 1) Rec Center Update – Brad reported that Dan Huff covered things for the pools. Everything else is operating normally.
- 2) Security Report – General review

e) **Web page/Newsletter:**

- 1) jbccreativeinc.com, Brian & Jennifer Johnson did not attend the meeting.

7) **E-mail Proposal and Votes** - none

8) **New Business** – Our annual yard sale will be June 11th.

9) **Old Business**

- a) Rec Center Gym Remodel – Robert updated us on the progress of the remodel. He reported that there were 3 contractor bids for the remodel. The board approved the low bid at \$26,165. Scott nominated and Bob seconded.
- b) Paving Bids – Shirlee will get a confirmed bid from AA Sealcoat for just clean and fill cracks . We will do an e-mail vote for the approval.
- c) Food sales at the rec center – The board approved a “snack” stand for selling prepackaged food during the summer by a resident. Scott nominated and Brad seconded.

10) **Adjournment** – 9:13 PM