

Notes from 15MAR11 Columbia Village Owners Association Meeting

1) Meeting started at 7:10PM. Present were: Christy Smith, Robert Hess, Scott Horsburgh, Brad Viets, Chris Eden and Diane Norton. Steve Longbottom joined at 7:30PM

2) Minutes from 2/15/110 were approved. (Brad motioned and Bob seconded).

3) Guests – Received a proposal for a resident of CVOA to operate a “snack” stand selling prepackaged food during the summer to provide options the “pool” crowd and others. The board had several questions that need to be research by our counsel before any decisions could be made.

4) Neighborhood Watch – no one present. The board asked DSI to contact the leader so she could come to a meeting and educate the board on how the program is working.

5) Financial Report – Financials were approved (Christy motioned and Brad seconded). There has been a decrease in outstanding receivables (down \$4k to \$63k). The majority of the amount due, (decrease of \$4k to \$62k), is over 90 days old. Of the past due, \$51k is characterized as being in foreclosure or similar situation. This is approximately 6% of the overall dues income. Year to date \$2.5k has been written off.

Board decided to have DSI move forward with getting a formal reserve study so we have a better reference point on what an “appropriate” reserve for CVOA is. DSI will contact the vendor they have used in the past.

Chase bank charged CVOA a minor fee because one of the accounts dropped below \$10,000. Chris offered to talk to the bank to give them an opportunity to fix what we perceive to be an error. The board agreed that if Chase was not cooperative, we would consider moving our large (\$100k+) checking balance to a new bank.

6) Committee

ACC: Nothing significant to report (NSTR).

CC&R and Homeowner issues : NSTR.

Landscaping – Decided that the pile of bark have gotten a bit out of control, Christ to talk to 4 Seasons. Also going to see if anything can be done to improve the drainage pond near Tiger Lily. Would also would like to make the natural area south of the pools be more attractive – Christy will get some input to consider. DSI says that they have been approached by a group (700 folks) that would like to do a couple of hours of work in our area as a public service project - no final decision on the best way to utilize them yet. Scott is working with a group that has volunteered to restripe the parking lot; waiting for better weather to start the project.

Recreation /RV – Going to look at fixing small pot hole in the parking lot near the TrailWind school. Asked DSI to get the Tennis Court Gate fixed (again!!). Pool work and maintenance will start on 1APR – focus will be on repainting, cracks, fixing underwater lights, and repair loose tiles. Pools should be done in time for normal opening weekend.

Web Page/Newsletter – Board is happy with the progress, discussed some minor recommendations/changes. DSI will have the designer incorporate the changes and come to our next board meeting.

7) E-Mail Votes : none

8) New Business – Elections:

Steve Longbottom: Continue as President

Christy Smith: Continue as 1<sup>st</sup> Vice President

Chris Eden: 2<sup>nd</sup> VP and continue as Secretary/Treasurer

Robert Hess, Scott Horsburgh , Diane Norton and Brad Viets as Directors

The following members will serve on the committees:

ACC: Bob Hess and Scott Horsburgh

Recreation Center and RV Area: Brad Viets

Landscaping: Christy Smith, Diana Norton and Scott Horsburgh

The President (Steve Longbottom), 1<sup>st</sup> Vice President (Christy Smith) and 2<sup>nd</sup> Vice President (Chris Eden) are all authorized to sign on all baking (and similar) documents necessary for the Columbia Village Owners Association to conduct business as part of their board responsibilities.

9) Old Business –

Board decided on floor samples for Bob to pass on to the Architect as part of the “gym” remodeling.

Our Insurance Company is handling the lawsuit that the CVOA was included on.

10) Meeting adjourned at 8:15PM

Meeting notes prepared on 14APR11 by Chris Eden