

Meeting Minutes

CVOA Board of Directors Meeting, Tuesday, May 17, 2011, 7:00 PM
Meeting Location: Recreation Center, 3655 E. Lake Forest, Boise, Idaho 83716

Members Present – Steve Longbottom, Christy Smith, Robert Hess, Scott Horsburgh, Brad Viets, Diane Norton.

Members Absent – Chris Eden

- 1) **Call to Order** – 7:00 by Steve Longbottom
- 2) **Minutes** – The minutes from 4/19/11 were approved. Robert nominated and Scott seconded.
- 3) **Homeowners and Guests:**
 - a) Susan Wildwood, Association Attorney: Discussed suggestions for maintenance of common area in Alta Ridge adjacent to Vania property. Board decided to sod area and adjust sprinklers.
 - b) Dan Huff, Treasure Valley Pools: Discussed lower deck painting and caulking, fixing the waterfall including painting and acid washing. Approved by Board.
- 4) **Neighborhood Watch:** No report.
- 5) **Financial Report – April 2011** – The financials were approved – Scott nominated and Robert 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 \$65,216 on 4/30/11. Of this amount, \$51,002 is more than 90 days past due. Of the \$51,002, approximately \$48,359 includes homes in foreclosures, bankruptcy's, liens and small claims. This amount is approximately 6% of the overall dues income. YTD 4/30/11, \$4,067 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.
 - d) **Recreation Center/RV Lot:**
 - 1) Rec Center Update – Scott Horsburgh is new committee chair.
 - 2) Security Report – Issue with security falling asleep; forwarded issue to Greg.
 - e) **Web page/Newsletter:**

1) New website should be active tomorrow.

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

8) **New Business** -

1) Mailboxes: Discussion regarding common mailboxes in response to email from Phillips. Mailboxes are owned and to be maintained by the homeowners. To update a community mailbox, you need to get approval from all homeowners using the box, and send in request to CVOA for ACC approval. To be paid for by homeowners.

9) **Old Business**

- 1) Food sales at the rec center - Tabled until next meeting.
- 2) Rec Center Gym Remodel - New carpet is backordered; will be installed by July 1 (tentative). Looking at putting rubber matting under weight machine.
- 3) Competitive Bid Procedure - Tabled until next meeting.

10) **Adjournment** - 9:13 PM