

**CCVNHOA**  
**Board Meeting Minutes**  
**September 8, 2009**

In attendance: Rick Spoor, Dean Goss, Barbara Dorsey, Frank Hare, Chris Leonard, Teri Castledine, Alan Saltzman and Mary Lou Smith.

1. Dean Goss called the meeting to order at 7:10pm.
2. The August minutes were unanimously approved. Frank suggested that we do an email vote approval from now on regarding the minutes so he can get the information up onto the website in a more timely manner. This was voted on and unanimously approved.
3. President's Report: Judy Hilton is still complaining regarding E. Tufts, and Dean has told her that she is welcome to take it up with the city. Rick brought up that there are some weeds coming up. He wanted to know if there is protective ground cover under the mulch. The Board decided to check it and watch. It was mentioned that the Steven's wall repair is in process.
4. ARC Report: Alan discussed the Roys wanting to replace their garage gable with batten siding that is Hardy brand. The material has already been approved in the neighborhood, and their request was granted. Alan also approved the Reiffs' stucco and stone colors. Chris will send approval letters\*. Rick Spoor will have a sample of his material for the next meeting. Alan also suggested that we might want to put a disclaimer on the bottom of the ARC submission form with a deadline for work done. Chris suggested he come up with the wording and bring it to the next meeting for a vote.\*
5. City Violations: The Board decided to wait until October 1, 2009 to pass on violator's names to the city. Many people have solved their issue. Dean will go around the neighborhood and give Chris a list of any who have not made the corrections. Alan mentioned that there is a new boat violation across from the McCann's. It was discussed that when some break the rules, others may follow suit. Dean will also give Chris a list of any new offenders and the initial letter will be sent.\*
6. The Ice Cream Social will not be occurring this year. Due to circumstances in the Roys' lives, we were not submitted to Dreyers for the party.
7. The newsletter will go out this month. Chris apologized for not getting it out sooner, but she was still missing information. The rising star will be Ethan Saltzman. Lita Saltzman has pictures\*.
8. Old Business: Frank brought the Board up to date on the sewer line cleaning. Rick gave him the contact at Goldsmith Gulch Sanitation District, and Frank received an apology for the lack of notification. The issue is now resolved. Rick noted that the sewage lines go to Denver, and that Denver bills us. In the future, Denver will be billing

the commercial clients a larger amount than the residential clients. Rick will send Chris information about this to include in the newsletter.\*

9. New Business: Chris brought up the continued problem of barking dogs on behalf of her husband. The Board suggested that she call either the police or the GV animal control. Barbara mentioned that a friend had hired a document shredding truck for their area, and she asked if we would be interested. Rick mentioned that he knew someone who wanted to sell his commercial shredding machine cheaply. He would check the price.\* Dean mentioned that it might be a good idea to do this after tax time in the spring. The Board will continue to research this prior to any decision. Teri wanted to know if we had street cleaning in the neighborhood. Dean told her that we did have it every two weeks. She also expressed concern regarding speeding cars on Radcliff. She had talked with GV and offered to buy a stop sign herself for Radcliff and Akron. GV would get back with her. Chris will follow up with the city and request a squad car at Radcliff and Alton St. to discourage both speeding and running that stop sign. Chris mentioned that even though the Board does not actually need to, we might want to communicate this possibility of a new stop sign to the neighborhood; possibly at the Annual Meeting.

10. Treasurer's Report: Since Karen was unable to attend, any voting was put on hold. However, the Board did review some changes in the SOP's and reviewed Chris's suggested changes regarding the collection policy. Frank brought up that on NSF checks, we might want to put in language saying that the offender would be charged the bank fee plus a handling fee of \$15 (instead of the \$40 that Chris had originally suggested.) The Board thought that this was a good idea. It would keep the document more fluid.

11. Rick brought up the value of Karen's very professional efforts on behalf of the Board her excellent work on the neighborhood finances. The Board is looking into some acknowledgement of all of her time and hard work.

12. Teri asked about a neighborhood email list. Chris will send this to her.\*

13. The upcoming meetings will be:

October 13 – 7pm – Chris Leonard's home

November 10 – 7pm – Rick Spoor's home

December 1 – 7pm – Barbara Dorsey's home

Annual meeting – December 10 – 7pm – Hope United Methodist Church (Chris

Will double check with Karen and the church regarding the date.

14. The meeting was adjourned at 8:45pm.