

**CCVNHOA
BOARD MEETING MINUTES
OCTOBER 7, 2008**

In attendance: Frank Hare, Karen Kronauge, Jim Good, Denika Dwyer, Rick Spoor,
Chris Leonard

1. Meeting called to order by Frank Hare.
2. Unanimous vote to accept last month's Board minutes.
3. Chris needs to send out and E-mail to Board requesting minutes for missing months that can be determined by the web-site*.
4. Lien will be placed on 4 properties of the Phifers who have refused to pay HOA dues for years. The Board's law firm, Hindman Sanchez is currently advising us on lien procedures. The Board has made every effort to encourage the Phifers to pay these dues over the years, and all appropriate procedures have been followed. The Board agreed that this was a sad necessity, but it wouldn't be fair to all other homeowners to not pursue the issue, and the covenants must be respected.
5. The signs that were taken down 2 months ago for refurbishing are nearly complete, and Denika will contact Jen to finish the 2nd sign*.
6. Everyone agreed that the Garage Sale was a success with good participation within the neighborhood, and a good crowd of shoppers. Frank paid \$65 in advertising costs with \$10 going towards an ad in the Villager and \$55 going towards a Thrifty Nickel ad. The signage was great. Frank suggested having a Garage Sale twice a year, and it was decided that this should be discussed at the Annual Meeting.
7. The Ice Cream Social was deemed a great success.
8. Treasurer Karen Kronauge provided financial statements. She suggested that we insure our entrance monuments and sidewalls. We are currently at risk if some car plowed into the structures or other disaster. The Board voted unanimously to spend \$500/year to insure these structures. Karen will pursue this and call GV to see who owns/is responsible for the north side of Tufts from Yosemite to Akron and the pass-through to Union*.
9. Rick suggested that at the Annual Meeting we discuss the possible need for more streetlights in the neighborhood. Karen suggested that we ask a city official to attend our Nov. Board meeting to talk about lighting possibilities and costs. Karen will call GV*.
10. The Board discussed the budget. The Board wants to proceed prudently and ensure a strong financial base in case of emergencies, e.g. unforeseen legal matters, but it also wants to make funds available for the betterment of the neighborhood. A discussion ensued regarding possible needs. Besides possible lighting, Rick suggested possibly having a wholesale plant/flower sale in the neighborhood in the spring to beautify the neighborhood. It was determined that this should be discussed at the Annual Meeting to determine majority opinions on the best ways to use the funds to help out the neighborhood.
11. Rick suggested the possibility of having either Boy/Girl Scouts or volunteer neighbors help with possible labor for planting flowers and/or performing minor

- repairs/errands/helpful deeds for neighbors in need of them. Jim offered the idea of each Board Member bringing service ideas to the next Board Meeting such as snow shoveling for elderly or disabled neighbors, house sitting, etc*. The Board requested that Chris include an article in the Newsletter regarding possible service projects*. It was determined that this should be discussed at the Annual Meeting for input.
12. It was also suggested that we possibly have a session in the spring with a city Master Gardener and Master Composter to provide the neighborhood with smart ideas for ways to get the most out of their gardens and plantings. Rick and/or Chris will follow-up on getting these resources* with various contacts that they have.
 13. It was noted that we need to be careful with the Board's E-mail list and to make sure that the list is precise. Corrections will be made prior to the next meeting*.
 14. Chris was asked to include an article in the Newsletter requesting Board nominations and ideas for the neighborhood to be included in the upcoming issue*.
 15. Chris was directed to check Signal for pricing on the Newsletter and to send out a color issue since there are so many photos in this upcoming issue. Chris will get the price approved before printing*.
 16. Karen passed out a working draft for Standard Operating Procedures (SOPs) for the Board. The Board will review these and make suggestions for the upcoming Board Meeting. A huge Thank You to Karen for putting this together!
 17. The Annual Meeting will be held on December 9th at 7:30PM at Hope United Methodist Church in their Fellowship Hall. The Board was encouraged to bring agenda ideas for the Annual Meeting to the Nov. Board meeting. It was suggested that we have nametags for everyone at the Annual Meeting.
 18. The Board requested that Chris e-mail Frank with the upcoming Social Event dates* for inclusion on the website.
 19. Chris presented the Newsletter, and it was met with initial approval but needed the additions discussed in this meeting.
 20. It was determined that there was not a need for a proxy in the newsletter, but the Board will need to elect a new President and Secretary.
 21. The date for the November Board Meeting was discussed because several members could not make the November 11th date. This will be resolved prior to the next meeting.
 22. Frank adjourned the meeting at 9:15pm.

Minutes respectfully submitted by Chris Leonard

* Denotes Action Item