

CCV1 Board Planning Session

DATE: 11/7/25 1-3 pm

LOCATION: Friends In Deed

Present: Gretchen Kabler, Colleen Bergmanis, Theresa Poruznick, Linda Berg, Diana Lieurance, Marilyn West. Stan Sherman arrived after meeting was called to order.

Presidents call to order at: 1:00pm

- I. Presidents Welcome
 - a. Due to time constraints, the Board Code of Conduct discussion was deferred to a future meeting. Colleen volunteered to help with development of the framework.
- II. 2026 Dues Mailing
 - a. Gretchen will arrange for stamps, postcard and label printing. Marilyn, Linda, Diana and Colleen volunteered to put the mailing together.
 - b. Target date for completion and mailing set for 11/23/25.
- III. 2026 Board Election & Shade Structure Vote
 - a. The Board agreed to use Election Buddy again with a target preparedness date of 12/12/25. Colleen Bergmanis will be the Election Administrator since she is not up for reelection in January 2026.
 - b. Self-nomination forms will be sent to the community by 11/13.
 - c. We will ask Steve Williams if he is willing to manage the paper ballot process again.
 - d. The Board discussed the language of the proposed guidelines for shade structures as well as the language needed on the ballot for the Shade Structure vote. It was decided that we should consult with our attorney again on the language and process required for the vote.
 - i. Linda motioned and Marilyn seconded, the Board vote was unanimous in favor of consulting our attorney.
- IV. 2026 Budget Development
 - a. The Board reviewed the 2025 budget and expenditures to-date to develop the proposed budget for 2026, which will be presented at the Annual Meeting.
 - b. The CCV1 CC&Rs specify that dues notices are required to be sent by US Postal Service. We discussed the amount we spend on mailing dues notices and agreed to consult with our attorney on modifying the Bylaws to allow for emailing or postal mailing based on individual members'

preferences. Diana motioned and Marilyn seconded, the Board vote was unanimous in favor.

- V. Website Review/Discussion
 - a. Progress on the new website was reviewed and suggestions noted for further updates.

- VI. Board/Committee process discussion
 - i. Architectural Committee is planning to work on pre-approved paint colors.
 - ii. Social Committee needs help finding party hosts.

- VII. Meeting was adjourned at: 2:56pm. Diana motioned and Stan seconded, vote to adjourn was unanimous.