

CCVI Board Meeting Agenda

Date: Friday, 9/13/24 1-3pm

Location: Friends in Deed

Board Members Present: Gretchen Kabler, Jim Dobbins, Theresa Poruznick, Stephen Shores, and Linda Berg

Community Members Present: See the last page

President's call to order at: 1:01 PM

- I. Presidents' Welcome and Announcements.
 - a. David Reese resigned as Yards & Alleys Chair due to time constraints.
 - b. Gary Noland recently resigned as Social Chair.
 - c. For now, Linda Berg will be the acting Social Chair and Rebecca Bower has volunteered to take the lead in organizing events and writing the newsletter.

- II. Request from CCV1 Community Members in attendance for items to be included in the next meeting agenda.
 - a. A request was made for an update on the current situation with the Assisted Living facility at 5 Calle Canon de Faber.

- III. Prior meeting minutes approval - May 10, 2024
 - a. Minutes were reviewed and approved.

- IV. Treasurer's Report
 - a. May – August (see attached copies for details)
 - b. Budget reallocation (see attached copy)
 - i. Original budget allocations and expenditures year-to-date were discussed and adjustments were made as necessary. The budget was increased due to additional expected income from disclosure fees on home sales. Motion for a vote passed and the updated budget was approved.
 - ii. One of the areas where we are outspending the budget is in Printing and Supplies, primarily due to printing copies of documents for meetings. We discussed using a projector for viewing the Reports rather than sending people home with an excess amount of paper. Those present felt it was a good idea so we will try this at the next meeting. Copies of documents

will be emailed in advance of the meeting in case anyone wants to bring their own paper copies.

- iii. A request was made for volunteers for the annual audit. Rebecca Bower, CPA and Terri Brewster volunteered.

V. Committee Reports:

a. Architectural:

- i. Activity update – Stephen reported on requests for painting, new doors/windows and a raised rear property wall.

- ii. Gazebo situation

- 1. Our POA lawyer will review our CC&R's and Bylaws to clarify prohibition or allowance of gazebos as there appear to be conflicting paragraphs in those documents.
- 2. A gazebo was built recently and they will be fined for failing to get Architectural approval. Pending the outcome of the legal opinion and a possible community vote on allowing gazebos, a decision will be made whether it has to be removed or may remain.

b. Yards and Alleys:

- i. Activity Update

- 1. Gretchen Kabler and Jim Dobbins have been handling Yards & Alleys until a new Chair can be appointed.
- 2. Notices – Nine yard maintenance & five parking violation notices were delivered since the last meeting.
- 3. A suggestion from the floor was that we divide things up between several volunteers to make the job easier.

- ii. Commercial vehicle parking - Our CC&R's do not allow commercial vehicles of any size to park on driveways or streets in CCV1 with the exception of vehicles associated with work being done on the property. Per our lawyer, we cannot selectively enforce the rules to permit smaller vans/pickup trucks to park in driveways. Making that accommodation would require a quorum voting with a majority approval from the community. We will need to establish the size and/or weight parameters for the proposed allowable vehicles in order to hold that vote. General sentiment from members in attendance indicated we should hold this vote.

iii. Lamp post lights – We are seeing a lot of bulbs burned out in lamp posts and our CC&R’s require that each home have a functioning street lamp. Mark Dean suggested that 800 lumen bulbs seem to offer a good level of light and additional discussion indicated that it also depends on the type of light bulb. Please check your street lamp to be sure it is operating and replace the bulb if needed.

iv. Front entrance – the front entrance needs tidying up. Stephen Shores and Ken Witte volunteered to help with that. (Theresa Poruznick previously offered to pull out a couple dead plants.)

c. Social:

i. Rebecca Bower reported that she will have a newsletter out shortly and a neighborhood party is planned for Friday, 9/27 from 5-7pm at 1235 N Placita de Josephina. More details will be in the newsletter.

VI. Old Business:

a. Election Buddy Test Update – Board members participated in a test election and everyone agreed it was very easy to use. The vote administrator could see who voted, but not who they voted for. Based on the ease of use, secure voting, and potential cost savings, we plan to use Election Buddy for the upcoming election.

b. Street address and email update project - We need to do a massive update to our files to ensure we have correct emails and addresses for the upcoming election and dues notices. We will also be asking for emergency contact information. An initial e-blast will go out and then we will do a phone/door knocking campaign to reach anyone who didn’t respond. Our goal is to complete this by mid to late October. We are asking for help getting this accomplished so if anyone has time to volunteer, please email ccv1gv@gmail.com.

VII. New Business:

a. 2025 Dues collection plan

i. Due date for dues payment will be January 1, 2025 and a late fee of \$25 will be assessed if not paid by January 31, 2025.

ii. Target dates for creating notices, emails and printing will be November 1, 2024.

- b. Storage unit update – We have found a larger 5x10 storage unit for the essentially the same cost we pay now so we will be moving what is in storage and the tables and chairs currently in Stephen Shores garage. The cost parity comes from getting a month free if we pay for 12 months at a time. In order to stay within the current budget we will initially pay through January and then do a full one year payment to realize the savings once the 2025 budget is established in January.
- c. October 11th meeting 1-3pm at Friends in Deed – We have scheduled another Board meeting in October because of the number of things we need to get done in preparation for voting and dues notices.

VIII. Meeting adjourned at: 2:41PM

Community Members in Attendance

Tom Smorra

Gail Seibert

Jan Wee

Gail Watson

Susan Shuler

Diana Lieurance

Ruby Payne

Jim Vicker

Jenny Bernard

Barbara Baker

Laurie Hann

Riki Renfro

Karen Knoll

John Knoll

Terri Brewster

Rebecca Bower

Sandi & Borden Granger

Mark and Liz Dean

Susan Durham

Steve Williams

Todd Taylor