

Continental View Estates Homeowner's Association

Annual Meeting Minutes

www.cvehoa.com

The annual meeting of the Continental View Homeowner's Association was held at the Louisville Recreation Center on April 5, 2016. The meeting came to order at 7:00 pm.

In Attendance:

Butch Wilson, Rich Osgood, Bob Lundy, Diane Osgood, JoD Splett, Scott Hancock, Charles Truesdale, Toui Dolan, Rolland Fearn, Craig Stoner, Keith Mullins, Laurene Thorson, Marianne Martin, Maggie Wilensky.

Business:

- Butch Wilson, President, announced that he will be moving to a new home and will no longer be the CVEHOA President. He submitted his written resignation.
 - The homeowners present at the meeting expressed their gratitude to Butch for his eleven years of service. Thank you Butch!
- Bob Lundy, Treasurer, presented the 2015 expenditures and the 2016 budget. After discussion, the budget and dues were approved for 2016. The dues will remain at \$335.00 per member. All financial details will be posted on the CVEHOA web site.
 - Operating costs have been fairly consistent for the past few years.
 - Budget reserves should cover operating costs for six months to one year and should never be completely depleted.
 - Reserves are not ear-marked for any specific usage.
- The following items were discussed.
 - The CVEHOA will undergo a management review in accordance with Colorado state law. HOAs are required to be reviewed every two years. (This is not a formal audit, which would be very expensive.) The cost for the review is included in the "Administration" budget category.
 - Long-term plan for tennis court.
 - Continue with the status quo (minimal yearly maintenance and perform major maintenance as needed).
 - Remove the courts and install minimal landscaping and irrigation.
 - The possibility of selling the lot to pay for tennis court removal was also discussed, but it is probably not feasible.
 - Define a maintenance schedule to include major renovations every few years and inform the HOA homeowners of the schedule. (Set expectations for homeowners.)
 - Renovate the west court (which is less damaged), put up a fence (or some type of barrier) between the east and west courts, and install other types of games (for example, shuffleboard, bocce ball, and putting green) on the east court.

- Investigate possible actions that might be taken to improve drainage around the courts and potentially reduce maintenance costs.
- An ad hoc committee (see below for members) was formed to study court usage options. The committee will be sending out a (paper) survey to all residents regarding the possible options and the future of the courts.
- The HOA will have the necessary maintenance performed for 2016 and defer long-term plans until more information is available and homeowners have been surveyed.
- Fencing along South Boulder Road.
 - There are no plans to replace the fence at this time.
 - Currently, maintenance (replacing fence posts) is being performed as needed.
 - Perhaps some painting is needed.
- Board and Committee members were nominated and confirmed.

The following homeowners were elected to the Board of Directors for 2016:

Rolland Fearn – President
 Rich Osgood – Vice President
 Bob Lundy – Treasurer
 JoD Splett – Secretary
 Sheree Burcar

Architectural Committee volunteers for 2016 are:

Sheree Burcar
 Marianne Martin
 Craig Stoner

Grounds Committee volunteers for 2016 are:

Sharon Szabados
 Diane Osgood
 Barbara Hoover

Ad Hoc Tennis Court Committee volunteers for 2016 are:

Charles Truesdale – Chair
 Rolland Fearn
 Diane Osgood
 Bill Martin

Meeting adjourned at 8:00 pm.
 Minutes submitted by JoD Splett