

Continental View Estates Homeowner's Association

Annual Meeting Minutes

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The annual meeting of the Continental View Homeowner's Association was held at the Louisville Recreation Center on May 17, 2018. The meeting came to order at 7:05 pm.

In Attendance:

Beth Fredricksmeier, Sheree Burcar, Sharon Szabados, David Carpenter, Bryan Connally, Marianne Martin, Cheryl Hoffman, Jameson Ludlam, Diane Osgood, Rich Osgood, Barbara Goodman, Michelle Baker, Mary Mulcahey, Dan Nichols, Virginia Lane, JoD Splett.

Business:

- Diane Osgood, Treasurer, presented the actual 2017 expenditures and the 2018 budget. After much discussion, the budget and dues were approved for 2018. The Budget was approved with a \$7,000 deficit. The yearly dues will be \$350.00 per member, an increase of \$15.
 - Dues have not been increased for 10 years, and the HOA often operates at a deficit.
 - The amount of reserve cash needed to maintain the current insurance rate will be investigated.
- The following budget items were discussed.
 - Fence maintenance.
 - Since no fence maintenance was performed in 2016 or 2017, the proposed fence budget was increased from \$500 to \$1000.
 - The Other Fence Company can be contacted to make repairs.
 - Tennis courts.
 - The potential plan for re-purposing the tennis courts was discussed, and the plan has essentially been tabled.
 - Since no maintenance was performed in 2016 or 2017, the proposed tennis court budget was increased from \$500 to \$3,000.
 - The tennis courts need a new net and crack filling.
 - Grounds maintenance.
 - Additional ash trees were discovered that need to be treated for ash bores.
 - The landscapers have already turned on the sprinklers, but they should be turned off until needed.
 - There are many dead aspen trees in the neighborhood that homeowners need to remove.
 - Hays Street median renovation.
 - A one-time expense of \$4,000 was included in the budget for renovating the Hays Street median.
 - The mature landscaping in the median is starting to deteriorate and does not project a positive image of the development.

- The safety of pedestrians crossing Hays Street is also an issue due to overgrown shrubs.
- Our current landscaper will not maintain the median for safety reasons, so a low-maintenance median is needed.
- A permit from the City of Louisville will be required mainly for the safety of drivers and workers. The cost of the permit will be included in the bid from landscaping companies.
- Two main proposals for the renovation were discussed.
 1. Remove the juniper tree at the north end of the median, perform an aggressive pruning of the dogwood bushes, and trim the remaining trees. Remove leaves, debris, and trash.
 - Blue River Forestry and Tree Care provided a bid of \$1185.
 2. Remove the juniper tree, the piñon pine tree, and all shrubs, leaving just the four crabapple trees. Remove rocks, lay down landscape barrier, replace rocks and possibly add one or two decorative boulders.
 - Bids need to be obtained for this option.
- The Grounds Committee is responsible for obtaining bids and overseeing the work. A separate committee is not needed.
- Board and Committee members were nominated and confirmed.
 - The Board will meet to assign positions.
 - The Grounds Committee will meet to assign specific tasks.
 - The Architectural Committee will review current HOA guidelines and recommend updates.
- John Helton and Sheree Burcar are to be signatories on all HOA bank accounts.
- John Helton and Michelle Baker are to be responsible for the HOA post office box.

The following homeowners were elected to the Board of Directors for 2018:

Michelle Baker - President
 Beth Fredricksmeier - Vice President
 John Helton - Treasurer
 JoD Splett - Secretary
 Sheree Burcar - At Large

Architectural Committee volunteers for 2018 are:

Sheree Burcar
 Marianne Martin
 Cheryl Hoffman

Grounds Committee volunteers for 2018 are:

Diane Osgood	Sharon Szabados
Sheree Burcar	Jameson Ludlam
Barbara Goodman	Marianne Martin

Meeting adjourned at 8:35 pm. Minutes submitted by JoD Splett