

Continental View Estates Homeowner's Association

Annual Meeting Minutes

www.cvehoa.com

The annual meeting of the Continental View Estates Homeowner's Association was held in the Brooks Room at the Louisville Recreation Center on May 25, 2021. The meeting came to order at 6:05 pm.

In Attendance:

Michelle Baker, Linda Helton, Dan Nichols, Lori Nichols, Diane Osgood, Rich Osgood, Ben Hauser, Andrew Berzanskis, JoD Splett.

Business:

- The 2021 proposed budget was reviewed and approved by homeowners. Dues for 2021 will remain constant at \$365. The proposed budget currently shows a shortfall of \$2,051.
- The following budget items were discussed.
 - Fence repairs/maintenance.
 - Repairs to the fencing along South Boulder Road are not included in the 2021 budget. Repairs will most likely be delayed until 2022 when wood prices are expected to decrease.
 - Hays Street median renovation.
 - Michelle Baker will work with Marianne Martin to develop a plan to add some plants to the median. The plants are not currently included in the 2021 budget.
 - Grounds maintenance contract.
 - The grounds maintenance contract with L.I.D. has been signed by Michelle Baker. The amount budgeted for grounds maintenance in the proposed budget is \$11,098. Additional charges for emerald ash borer treatment have not yet been finalized.
 - A leak in the Hays Street median sprinkler system will be repaired by L.I.D. The sprinkler repair is not currently included in the 2021 budget.
 - L.I.D. will trim the juniper bushes away from the fence along South Boulder Road.
 - L.I.D. will use environmentally friendly herbicides for weed mitigation.
 - Tree maintenance plan.
 - A long-term plan for maintaining trees owned by the HOA is being developed by the grounds committee.
 - Gaia, our neighbor to the east, recently conducted a survey to determine the boundary between their property and ours. The boundary has been staked and apparently the CVEHOA owns many of the trees along this boundary, thus increasing our tree maintenance costs.
 - An estimate is being obtained from Blue River Forestry and Tree Care for emerald ash bore treatment and moth treatment for the ponderosa pines west of the tennis courts.
 - Estimates will also be obtained for tree trimming and tree removal.

- Additional expenses.
 - The homeowners decided to allow an additional \$5,000 to be spent on the Hays Street island renovation, sprinkler repair, and tree maintenance. Similar amounts are expected to be allocated for tree maintenance in 2022 and 2023.
 - The total shortfall for 2021 should be around \$7,000 and will be taken from the CVEHOA reserve balance.
- Other issues.
 - The cracks in the tennis courts are scheduled to be repaired next week.
 - Michelle Baker contacted the City of Louisville regarding a proposed chain-link fence to be installed between CVEHOA and Gaia properties. The City of Louisville will not allow commercial properties to install fences, so no further action is required by the CVEHOA.
 - The Louisville Lateral Ditch is very overgrown and is turning into an eyesore. Michelle Baker will contact the City of Louisville to see what they can do to clean up the ditch.
 - Water flows from Harper Lake to Lake Louisville through underground pipes, so the ditch is no longer needed to carry water. The CVEHOA is not responsible for maintaining the ditch.
 - Board and Committee members were nominated and confirmed.

The following homeowners were elected to the Board of Directors for 2021:

Michelle Baker - President
 Dan Nichols - Vice President
 John Helton - Treasurer
 JoD Splett - Secretary
 Andrew Berzanskis - At Large

Architectural Committee volunteers for 2021 are:

Michelle Baker
 Cheryl Hoffman
 Dan Nichols

Grounds Committee volunteers for 2021 are:

Diane Osgood	Barbara Goodman
Michelle Baker	Marianne Martin

Meeting adjourned at 6:45 pm. Minutes submitted by JoD Splett

CONTINENTAL VIEW ESTATES HOMEOWNERS ASSOCIATION 2021 ANNUAL CALENDAR YEAR BUDGET (PROPOSED)

	2014 ACTUAL	2015 ACTUAL	2016 ACTUAL	2017 BUDGET	2017 ACTUAL	2018 BUDGET	2018 ACTUAL	2019 BUDGET	2019 ACTUAL	2020 BUDGET	2020 ACTUAL	2021 BUDGET	
Grounds Maintenance	9,612.00	7,560.00	9,942.00	8,500.00	8,371.00	8,500.00	6,954.95	8,200.00	6,175.00	7,260.00	3728.10	11998	³
Water Utilities	8,291.00	7,236.00	8,401.00	8,000.00	6,445.00	8,000.00	8,151.56	8,500.00	6,378.54	8,000.00	7940.59	8000	
Sprinkler system maintenance	2,567.00	3,209.00	2,905.00	3,000.00	3,261.00	3,200.00	1,681.00	3,200.00	2,180.87	2,500.00	816.50	2200	
Fence maintenance		315.00	1,900.00	1,000.00	-	2,000.00	1,829.00	5,680.00	5,348.00	1,800.00	2060.00	0	
Tennis Court Maintenance	1,498.00	2,140.00	-	3,000.00	-	3,000.00	-	14,700.00	14,647.00	2,000.00	0.00	2150	
Hays island cleanup						4,000.00	1,375.00	2,625.00	2,900.00	1,000.00	450.00	0	
Insurance Premium	1,233.00	1,268.00	1,615.00	1,600.00	1,564.00	1,564.00	1,564.00	1,840.00	1,840.00	1,859.00	1859.00	1873	
Administration, Publication, Postage	550.00	235.00	560.00	500.00	560.00	560.00	474.20	500.00	368.40	400.00	366.36	400	
Contingency			-	250.00			-	-	-		0.00	0	
Prof and Legal Fees							787.25	250.00	-	250.00	0.00	250	
TOTAL EXPENSES	23,751.00	21,963.00	25,323.00	25,850.00	20,201.00	30,824.00	22,816.96	45,495.00	39,837.81	25,069.00	17220.55	26871	
INDIVIDUAL DUES	335.00	335.00	335.00	335.00		350.00		365.00		365.00		365	
TOTAL DUES	22,780.00	22,800.00	22,800.00	22,780.00	22,780.00	23,800.00	23,625.00	24,820.00	24,820.00	24,820.00	24,820.00	24820	
OTHER INCOME								16,740.00	3748.92		35.55		
NET	(971.00)	837.00	(2,523.00)	(3,070.00)	2,579.00	(7,024.00)	808.04	(3,935.00)	(10,902.14)	\$ (249.00)	7,635.00	(2,051.00)	
RESERVES INCOME	7.90	6.58	5.85		4.73		13,775.84		8.92		4.63		
RESERVES BALANCE	15,855.63	15,862.21	15,868.06		\$15,872.79		29,648.63		29,657.55		29,662.18		
TOTAL ASSETS	34,220.03	34,681.21	31,543.35		33,524.48		51,075.59		40,173.45		47,813.08		

note 1: \$13,800 from reserves, + \$2740 fence dmg settlement, + \$200 pending late dues

2: 3740 insurance settlement + interest on reserve acct

3: 11098 grounds maintenance contract + 900 EAB treatment

4/10/2021 John Helton, Treasurer

Account Balances 2020 - As of 12/31/2020

Account	12/31/2019 Balance	3/31/2020 Balance	6/30/2020 Balance	9/30/2020 Balance	12/31/2020 Balance	annual income/(shortage)
Bank Accounts						
BASIC BUSINESS CHECKING XX0845	10,515.90	8,394.15	29,166.93	24,240.48	18,150.90	7,635.00
MONEY MARKET ADVANTAGE - BUS XX4789	29,657.55	29,659.75	29,660.70	29,661.44	29,662.18	4.63
TOTAL Bank Accounts	40,173.45	38,053.90	58,827.63	53,901.92	47,813.08	7,639.63
other assets/liabilities						-
OVERALL TOTAL	40,173.45	38,053.90	58,827.63	53,901.92	47,813.08	7,639.63