

**Colony Creek Village Community Association, Inc.  
Board Meeting Minutes**

**February 5, 2009**

Pursuant to Article VI, Section 1 of the Bylaws of the Colony Creek Village Association, Inc. a Regular Meeting of the Board of Directors was duly called and held on February 5, 2009 at the Colony Creek Village Clubhouse located at 17102 Colony Creek Dr.

**IN ATTENDANCE**

In attendance representing the Colony Creek Village Board of Directors were Danny Woods, Michelle Roddy, Royce Deveny, Dave Hochstaetter and Lindsey Jungers. Also in attendance was Jennifer Roberson with Spectrum Association Management.

**CALL TO ORDER**

With a quorum of Board members present the meeting was called to order for the open session at 6:30p.m.

**OPEN SESSION**

The membership was provided the opportunity to make inquires of the Board. Questions were posed in regards to who Spectrum was, who maintained the community streets, as well as what could be done about remaining fence debris and the ensuring the trash company picks up heavy trash items. Additional information was presented to the membership in regards to upcoming events by Director Roddy. Events will include the March 28<sup>th</sup> Easter Egg Hunt, the April 23<sup>rd</sup> community Annual Meeting and also the 5 various times for pool pass registration. The new registration fees for reserving the clubhouse were also discussed as they will be increasing to \$35.

The general membership was dismissed at 7:10pm and Scout Sam Saxton met with the Board to discuss a community project for a badge. Sam is proposing re-doing the volleyball court through donations or funding from the community. The Board recommends setting up a booth for donations during the Easter event and proposes advancing the funds to complete the project and having the funds be reimbursed through the donations received. Sam will go back and re-work his project proposal and also develop an article to go in the newsletter advertising his project and seeking donations. The article will be submitted to Michelle by Sunday, February 9<sup>th</sup> and the project proposal will be submitted to Jennifer with Spectrum for review and approval by the Board.

**EXECUTIVE SESSION**

The executive session was called to order at 7:26pm.

**COMMITTEE REPORTS**

ACC- No report

Website- Verify payment to LiquidWeb for association payment. Last discussion with CIA Services had indicated the payment may have been held off.

Newsletter- No report

Marquees- Lindsey will be taking over the role for the marquees from Michelle. Michelle will work with Lindsey in getting acquainted with her duties. New punctuation marks were to be ordered for the community marquees. Michelle emailed the shopping basket to Jennifer February 5, 2009 to have them items ordered.

Landscaping- No report

Pool- No report

Clubhouse- the clubhouse reservation form was presented with changes that were to include the removal of CIA Services information as well as grammatical changes and the reservation fee change from \$25 to \$35. Additionally, the prompt need for attention to getting the clubhouse renovations was discussed. No reservations are being accepted for the clubhouse until the matters of:

- Mold remediation
- Flooring

are addressed. Bids can begin to be obtained immediately in order to try and get all necessary work completed for the annual meeting. The insurance adjuster report will be necessary to determine all items were included in the association's claim and also to determine what the insurance company has noted as how much they will pay. Items to be included in claim are:

- Mold in clubhouse
- Light pole at tennis court
- Fence surrounding pond
- Fence repair completed by CMG

Security- No report

## **PREVIOUS MEETING MINUTES**

A motion was passed and unanimously approved to approve the previous meeting minutes from January 5<sup>th</sup>, 2009.

## **NEW BUSINESS**

Financials – The Board reviewed the community preliminary financial report from CIA Services ending January 31, 2009. Director Woods, voiced concerns in regards to the possibility of payments that are not being shown on CIA's report and also the matter of the \$17,177.22 paid to the Sherriff's patrol contract in one month. Trial balance indicates 2 payments made for \$5725.74 and 2 journal entries ultimately resulting in the payment of \$11,451.48 in the month of January indicating extra payment for services not yet invoiced. The Board is in agreement that they would like a full audit of the association's financial record for at least 1-year's worth of transactions. Proposed pricing for this service will be provided to the Board for final approval.

The preliminary January financials were not approved as presented.

Legal Report – The Board was present with the January legal report indicating current statuses of homeowners currently in legal.

Violation Report- The Board was presented with the deed restriction report as compiled by CIA Services. The Board discussed the concern over past failure to enforce deed restrictions.

Directors Junger, Deveny and Hochstaetter would like to participate in the first inspection for the community. This will be arranged with the Site Manager for the community. In order to ensure issues are being addressed appropriately, the Board agrees that all violations noted in the first inspection will be given their first notice, save for the ones that have had outstanding violations for several months, the escalation of enforcement will begin from there. The Board has also inquired into the legitimacy of granting a variance for those properties located behind the mosque, to build fences taller than the permitted 8 ft. fences as stated in their documents.

## **OTHER BUSINESS**

CIA transfer of funds & files- All necessary items have been received, transition appears to be going smoothly

### Projects-

- Remediation of Clubhouse Mold- previously discussed
- Rebuilding Clubhouse walls- previously discussed
- Pond Fence repair- received \$3800 bid, use bid price for claim but different vendor
- Electric meter at pond- estimated completion within 48hours as specified to Director Woods
- Moving irrigation clock- due to pool chemical fumes causing deterioration since they are stored in same location. Director Deveny will look to see if he can complete the relocation, otherwise work should be given to different vendor.
- Sidewalk on Colony Creek- previously tabled due to Eagle Scout looking into completing the work, however, no further correspondence has been received. Since sidewalks are homeowner property, repairs cannot be included in storm damage claim for association though the damage is a result of IKE. The matter will be tabled again to see if someone will take up the project.
- Marquee punctuation order- previously discussed

### Miscellaneous-

- Britton Bros. Formal Complaint- Paid vendor for services only to have the work not be completed resulting in the association having to hire a different contractor to complete the work. Letter was drafted by the association filing a formal complaint with the BBB. Association needs closure to this issue.
- Insurance adjuster report- previously discussed
- 2009 Annual Meeting- previously discussed. Notice should go out 30-days prior to the meeting, to include, pool tag registration form as well as 2009 pool hours of operation.

## **NEXT MEETING DATE**

The next Board meeting date was set for March 5<sup>th</sup>, 2009.

## **ADJOURNMENT**

With no further business to come before the Board, a motion was made, seconded and unanimously approved, adjourning the regular meeting at 8:42pm.

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Colony Creek Village C.A., Inc. Jennifer Roberson, Managing Agent