

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

April 2, 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 April 2, 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 and Dave Hochstaetter. Also in attendance was Jennifer Roberson and Gail Jaszcz 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 6:40 p.m.

OPEN SESSION

The 3 members present were provided the opportunity to make inquires of the Board. Homeowner concern over security for the community was discussed. One homeowner suggested entrance video surveillance and stated he could get a pricing from one of his associates who can complete this type of work. The Board was open to reviewing the cost of such a project to determine if it would be feasible. A discussion in regards to establishing a Neighborhood Watch committee was held. A homeowner present said he would be interested in heading the committee and the present membership was advised that a call for a Neighborhood Watch Committee meeting would be advertised in the community newsletter and on the e-group to try and get interest. An inquiry was made in regards to the development of the mosque located behind the community. A homeowner stated she had made contact with the mosque in regards to having them move their trash bins and they had responded in an affirmative nature stating they would do so. With the anticipated size of the mosque having the potential to cause privacy issues for those neighbors whose fence lines abut the mosque property lines, the Board has agreed to allow a fence height variance so long as all neighbors are interested in completing a new fence construction and that any new fences replaced would be the same height. The present members were advised of the approaching annual meeting on April 23rd and also advised that no membership meeting would be held in May. With no further matters to discuss, the open session was adjourned and the membership dismissed at 7:05pm.

EXECUTIVE SESSION

The executive session was called to order at 7:10pm.

COMMITTEE REPORTS

No New Reports

The Board has requested that future agendas list the committees under Committee Updates section.

PREVIOUS MEETING MINUTES

A motion was passed and unanimously carried to approve the previous meeting minutes, as presented, from March 5th, 2009.

NEW BUSINESS

Financials – No motion was made to approve the financials as the Board had not yet had the opportunity to fully review them.

- The Board inquired on how they may access their financials on Spectrum's website and what all was included. The Board was advised on the posting of the monthly financial report and also their daily access to an aging report .
- Director Woods requested that the Board packet be condensed if possible so that reports such as the aging and violation only showed very little detail and was sorted by, monies due for the aging report and by address for the violation report.

Legal Report – The Board was presented with the February 2009 legal report indicating current statuses of homeowners currently in legal.

Violation Report- The Board was presented with the deed restriction report as compiled by Spectrum. The Board was advised that the monthly violation report posted is sorted by address however it was noted that the daily violation report is sorted by account number making it difficult to look through quickly. Additionally, concerns that the daily report could not be downloaded and printed were also discussed. Spectrum will look into the ability to modify the way the information is posted on the daily reports and see how additional options can be added for printing and sorting.

OTHER BUSINESS

Follow-Up Concerns- The Board discussed several matters in which they were concerned in follow-up and project completion. Board expectations were discussed so as to ensure all parties were on the same page and Director Hochstaetter provided a brief spreadsheet of key items/ examples. Main concerns discussed were vendor follow-up for project completion.

Status on Clubhouse Renovations-

- Mold Remediation – Current bids received and needed were discussed. Current bid from LBJ is not being considered due to current lack in satisfaction with work ethic. Bid request from JR D. is fine to obtain however, scope of work needs to be provided to provide the Board a full understanding of what is to be done. Ultimately, 3 more bids need to be obtained ASAP so as to complete all clubhouse work within a month. Possibility of needing to cut the sheetrock to remove mold was discussed indicating this may be a larger job needed but full scope needed to be determined by bidding vendors.
- Flooring – Pending completion of mold clean up. Decision has been made to approve the installation of carpet versus tile.

Britton Bros. BBB Complaint Status- Official complaint against Britton Bros has been filed with the BBB. Further research by the BBB has resulted in their determining that they wont be able to handle the complaint. Recommendation for additional action is for the Association to hire a lawyer. The Board has decided that a formally filed complaint against Britton Bros. is sufficient and that the hiring of a lawyer to further pursue this matter is not cost-effective.

2009 Annual Meeting- The layout for the annual meetings was discussed in regards to who presents what sections and if a powerpoint was needed. The Board determined that they did not want a powerpoint just handouts for the homeowner. In addition, the Board determined that no refreshments would be needed for the meeting. Director Woods would contact the community patrolling officer to arrange for him to be present an give a brief run down on security issues and information.

Semi-Annual Garage Sale Date- The Board has tentatively set a date for the first semi-annual garage sale for May 16th pending verification for Mariners swim team meets. Advertising should be done through free resources such as the Greensheet and the 1960 Sun.

Landscape Improvement Bid- Director Deveny presented the bid for landscape improvements for various community sections. The Board discussed concerns over the last weekend's events where a landscaping crew was completing services the Saturday morning of the Easter Eggstravaganza. The Board would like to see if some form of restitution can be made (i.e.: through a discount on the landscaping improvement bid), otherwise Director Hochstaetter motioned and Director Deveny seconded the approval of the invoice as presented. The landscape improvement bid was approved.

Miscellaneous- The Board stated that currently, their pool phones were not in service, possibly due to the billing for the phones having been taken off of automated payment with CIA. Spectrum will research this and ensure the phones are back on promptly. Information on the pool tag distribution process following the completion of the 5 distribution sessions. Homeowners should be advised that they can complete a form and drop that in the black box at the pool along with their old tags or photos of themselves (labeled) and a \$25 check. Processing time is 7-10 days which will allow late distribution coordinator [REDACTED] to contact Spectrum to confirm resident eligibility. Additional suggestions were offered in regards to the welcome packet distributed to new homeowners. The Board recommended that pool pass information be included with the packet along with information on the garbage collection company and their pick-up. Director Woods will speak with the garbage man to schedule him to attend the June Open member session of the Board meeting to go over do's and dont's for trash pick-up.

NEXT MEETING DATE

The next Board meeting date was set for May 7, 2009.

ADJOURNMENT

With no further business to come before the Board, a motion was made and carried, adjourning the regular meeting at 8:52pm.

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