

# CBHOA Annual Board Meeting Minutes

September 17, 2012

RVR Ranch House

Call to Order: 6 PM

Roll Call:

Present: Gary and JoAnn Brown, Lynn and Kirsten Carlisle, Len and Gay Zanni, Les Ensminger, Paul and Karen Gertz, Frank McSwain, Katie Marshall, Diane Agnello, Dick and Jane Hart. Also Present Alden Richards and Dave Alvaron from RVR Golf and Ian Hause from RVR

Minutes from 2011 annual meeting: No additions or corrections. Minutes were approved.

Len Zanni asked for a moment of silence in memory of Don Horton, who passed away this summer.

President's Report: Lynn Carlisle

President Carlisle reviewed the year as having increased maintenance costs and the effects of drought and water shortages. The buildings are aging and with that they need more work and maintenance.

President Carlisle reviewed what the HOA is responsible for and what the homeowners are responsible for. Essentially the homeowner is responsible for the interior maintenance and the HOA is responsible for exterior such as freeze/frozen pipes, painting, irrigation repairs, lawn maintenance and snow removal. This year there were rotting deck joices.

President Carlisle reminded homeowners that any change in landscaping must be approved by CBHOA Board and RVR Landscape committee.

The Board's commitment has increased each year due the aging property. Board members are burned out and will continue in their positions for one more year only. Lynn Carlisle will resign as President at the end of the new fiscal year. Since future Board members will face the same problems, and the availability of new Board volunteers is inadequate, Lynn Carlisle suggested the consideration of a property management company to manage the Loop in 2013 and beyond. The Board will research this and present at the Annual 2013 Meeting.

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### Maintenance of 2011-2012: Gary Brown

It was a year of unexpected expenses such as the frozen irrigation system, rotting joists, additional painting costs, loose stones and boards and increased water bills. Painting and caulking is the biggest budget item. We initially had an inferior painter resulting in additional costs. Keeping up with painting is the Board's biggest challenge and expense. It is a challenge to prioritize. Sherwin Williams will view our homes and consult with the Board to assist in prioritizing the painting of homes. It is awkward for the Board to make these decisions.

We hope to complete the current cycle of painting in 2014 and do touch ups as we go. We Plan to repaint every 6-8 years after the most recent painting. The high altitude, cold snowy, windy weather and hot summers effect the west and south sides of buildings.

We are beginning to use a more expensive solid latex paint recommended by Sherwin Williams, (they claim will last longer) and get us out of the cycle of the \$15,000-\$22,000 expense for painting every year. We expect to finish the current cycle of painting the rest of Brown/Carlisle, McSwain/Penny & Katie and Gertz/Sorenson in 2013 (whole or partial depending on budget) and Agnello/Barker in 2014. Mark Williams is doing a good job, thorough caulking and backing, back brushing with attention to detail, at the same price of the previous painter.

Board has asked the homeowners to be patient with this process.

### Landscape report: Gary Brown

Our community has had numerous positive comments about our flower pots and the entry flower bed. We thank Gay Zanni for her creative efforts at our entrance. Our community looks very good to visitors.

We are continuing to experience issues with Piffer and Gary is trying to get them to complete the projects promised such as pruning bushes. We needed to reduce watering during a few days this summer as the Crystal River was so low.

Freeze repairs were completed.

We continue to use Piffer even though we have some issues with him because he knows our sprinkler system and can eliminate problems of clogging.

Gary discussed deer fencing and the damage deer do to our spruce trees. (There are 32 Spruce Trees.) We are asked to each do what we can.

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Dick and Jane Hart are concerned with the back of the land where it meets the golf course. Dick Hart will discuss with new golf course owners. There is nothing that the HOA can do about golf course land.

are starting to show their age of up to 14 years old - and we are starting to have these unexpected age related expenses.

ii.

**painting/caulking update** – keeping up with painting is the board's biggest challenge with the budget and keeping homeowners happy.

The high altitude summer sun bakes the south and west side of the buildings.

Our previous painter did not do a good job – he did a “blow and go” job. The current painter, Mark Williams, is doing a much better, more thorough job (caulking and backing, back brushing, and much better painters with attention to detail) at the same price as the previous painter.

We have started to use a new, more expensive solid latex paint that Sherwin Williams claims will give longer life to the paint and will get us out of the cycle of \$15,000.00 to \$22,000.00 every year for painting.

Our hope, after we finish the current cycle in 2014, is to do touch up when needed and paint the south and west side of the buildings every 6-8 years after their most recent painting.

In 2013, we will continue the painting of the buildings: rest of Brown/Carlisle, McSwain/ Penny & Katie - and Gertz/Sorensen whole or partial depending on budget. Agnello/Barker in 2014.

Please be patient with us on this.

## VI. Landscape report

- i. update and overview for 2012-2013
- ii. projects to finish before end of season
- iii. projects finished
- iv. Piffer evaluation

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- v. any landscape plans need to be approved by the board and then the master DRC – same for exterior changes on townhome.

Gary Brown discussed that the Reserves are not what they should be. The Board had to dip into the Reserves this year to complete the painting. During the Last fiscal year the CBHOA lost the ability to add to the reserve because of the high cost of painting. To prevent this occurrence in the future and to prevent huge costs down the road, The Board has recommended an increase in the dues of \$45 to adequately budget for the high cost of painting. There was discussion and Frank McSwain moved we increase the maintenance fee by \$40 instead; to make the total fees/reserve \$300.00 per month. It was seconded to amend the motion of New Funding to \$40. The increase will begin January 1, 2013. All members' present and including proxy votes voted for the increase of \$40. Les Ensminger abstained.

(The breakdown of fees is \$265.00 Operating and \$35.00 to Reserve. Total monthly fees will be \$300.00 effective January 1, 2013.)

Additional discussion included comparisons of other community fees and what they covered. We are the cheapest in the RVR community although the Boundary could be less. We are evaluating the comparison. See attached for breakdown.

#### Treasurer's Report:

Len Zanni reviewed the Treasurer's report as follows:

Total Assets \$46,634.27

Total Liabilities and Equity \$46,634.27

Total Income \$49,877.76

Total Expenses \$51,909.22

Net Ordinary Income -\$2031.46

#### No Old Business

#### New Business:

RVR Golf new owner representatives were present: Alden Richards and Dave Alvarez. Improvements to the golf course are a welcome change. The website will have news and information about the new golf course management. They have purchased new equipment and are improving maintenance of the golf course and the main building. Business has increased substantially since new ownership took over. The restaurant will begin renovations in October and plans are to open in the spring of 2013. They are happy to be a part of the RVR community and to work together.

Ian Hause, RVR manager was present to advise us that there is growth at RVR. 18 new lots have sold since the beginning of the year. There have been many positive changes at the Clubhouse this year.

Looper Party Schedule 2012-2013

October- Oktoberfest and Beer Garden / Bronco Sunday- October 28, 2012 at 6:00 pm at the home of Paul and Karen Gertz with Gay Zanni.

November - Thanksgiving Brunch and Food Drive - volunteer - Kirsten Carlisle

December- Christmas Holiday Event and white Elephant Gift Exchange volunteer - volunteer Les Ensminger

March 2013 – St. Patrick's Day - need volunteers

May - Kentucky Derby Party 1<sup>st</sup> Saturday need volunteer (Helga?)

July 4<sup>th</sup> Picnic .

Please sign up now if possible. If you are unable to host would you like to team up with others on an event?

JoAnn

Election of New Board Members: No nominations from the floor. The current Board of Directors will continue in their capacity for at least one more year.

Motion to Adjourn