

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 5, 2022. The meeting came to order at 6:40 pm.

In Attendance:

Michelle Baker, John Helton, Dan Nichols, Patrick Haines, JoD Splett.

Business:

- The 2022 proposed budget was reviewed and approved by homeowners. Dues for 2022 will increase by \$25 to \$390. The proposed budget currently shows a shortfall of \$4,061.
 - The penalty for late payment of dues will increase from \$10 to \$50.
- The following budget items were discussed.
 - Fence repairs/maintenance.
 - Replacing the fencing along South Boulder Road will be done in sections over the next few years. The section from Hays Street to the house just east of the tennis courts will be completed in 2022. Metal posts will be used instead of wood posts.
 - Hays Street median renovation.
 - Michelle Baker will work with the Grounds Committee to develop a plan to add some plants to the median.
 - Grounds maintenance contract.
 - The grounds maintenance contract with L.I.D. has been signed. The amount budgeted for lawn maintenance in the proposed budget is \$12,249.
 - The L.I.D. contract will include maintaining the Hays Street Island.
 - Due to high water costs, the grass to the south of the tennis courts will no longer be watered. The watering schedule will also be reviewed in an effort to reduce costs.
 - Louisville Lateral Ditch
 - Andrew Berzanskis contacted the City of Louisville regarding the maintenance of Louisville Lateral Ditch and received the following response.
 - Good evening Andrew, the ditch in question is called the Louisville Lateral. This is a City structure that while used infrequently does provide a valuable means of raw water conveyance to the Water Treatment Plant. The maintenance of the lateral, is conducted by a seasonal labor that works for the water division within Public Works. This position has been difficult to fill in recent years resulting in less than desirable conditions. We are actively recruiting for this position once again this year and are hopefully that we will have somebody onboard in the next month to complete this work and other vegetation removal throughout the summer months. If the difficulty in hiring continues, there is a contingency plan to use a more expensive option of an outside contractor to conduct this

work. Lastly, there is a proposed Capital Improvement Project scheduled a few years out that will involve the piping of this lateral and removing the open ditch. Feel free to reach back with any questions or further comments.

- Michelle Baker will follow up with the City of Louisville if needed.
- Other issues.
 - The CVEHOA is still looking for someone willing to audit the HOA finances.
 - There is some question as to where the architectural change request forms are sent after being completed on the CVEHOA web site. Dan Nichols will work with Fred Langer to resolve this issue.
 - The CVEHOA will eventually need a new web server. Fred Langer will assist with the transition when the time comes.
 - Due to the lack of homeowners present at the annual meeting, Board and Committee members were not nominated and confirmed. Instead, we have contacted last year's Board and Committee members to ascertain whether they are interested in continuing to serve in 2022. Members who have not responded are noted by an asterisk. New volunteers are encouraged and welcomed.

The following homeowners were elected to the Board of Directors for 2022:

Michelle Baker - President
Dan Nichols - Vice President
John Helton - Treasurer
JoD Splett - Secretary
Maggie Wilensky - At Large

Architectural Committee volunteers for 2022 are:

Michelle Baker
Cheryl Hoffman
Dan Nichols

Grounds Committee volunteers for 2022 are:

Diane Osgood
Michelle Baker

Barbara Goodman
Marianne Martin*

Meeting adjourned at 7:30 pm. Minutes submitted by JoD Splett