

Continental View Estates Homeowner's Association

Board Meeting Minutes

www.cvehoa.com

February 18, 2016

Board Members in Attendance:

President – Butch Wilson

Vice President – Rich Osgood

Treasurer – Bob Lundy

Secretary – JoD Splett

Board Member – Sheree Burcar

Business:

1. Report from Butch Wilson.
 - a. The CVEHOA will undergo a management review in accordance with Colorado state law. HOAs are required to be reviewed every two years. (This is not an audit.)
 - b. The review will cover 2014 and 2015.
 - c. Butch Wilson will contact an outside entity to complete the review.
 - d. Bob Lundy will provide the reviewer with appropriate documents.
2. Report from Bob Lundy.
 - a. Taxes for 2015 have been filed.
 - b. All members have paid 2015 dues.
 - c. Insurance has been paid for 2016.
3. 2016 Budget
 - a. Actual expenses for 2015 and the proposed budget for 2016 were reviewed.
 - i. Actual expenses were \$837 under budget for 2015.
 - ii. Insurance increased by \$347 from 2015 to 2016.
 - b. The board proposes that dues remain the same for 2015 at \$335.
4. Tennis Courts
 - a. In 2015, repairs and maintenance for the tennis courts (including painting and new nets) totaled \$2140.
 - b. It is estimated that in 2-3 years, the courts will require substantial maintenance that might require a special assessment.
 - c. Butch Wilson suggested removing the tennis courts and selling the lot so that a home could be built on the lot. This would provide funding for the removal of the tennis court.
 - i. After some discussion, it was decided that even if selling the lot was agreeable to the immediate neighbors and lien holders (homeowners), the logistics of selling the lot might be onerous.
 - d. The board decided to poll HOA lien holders (homeowners) regarding the future (either removing or repairing) of the tennis courts.

- i. At least 75 % of lien holders (homeowners) must vote in favor of any change to CVEHOA Covenants, Conditions, and Restrictions.
 - ii. All lien holders (homeowners) must participate in a written vote.
 - e. Additional information will be collected and provided to HOA lien holders (homeowners).
 - i. Butch Wilson will obtain estimates for both repair (over the next three years) and removal of the courts.
 - ii. Bob Lundy will contact the HOA insurance agent regarding possible savings if the courts are removed. (This is thought to be minimal.)
 - iii. Bob Lundy will investigate whether CVEHOA Covenants, Conditions, and Restrictions would need to be modified if the members decide to remove the tennis courts.
- 5. The CVEHOA annual meeting will be scheduled for early April, 2016, at the Louisville Recreation Center.

JoD Splett
CVEHOA Secretary