

Continental View Estates Homeowner's Association

Board Meeting Minutes

www.cvehoa.com

June 26, 2018

Board Members in Attendance:

Vice President – Beth Fredricksmeier

Treasurer – John Helton

Secretary – JoD Splett

Board Member – Sheree Burcar

Business:

1. Hayes Street Entrance Renovation
 - a. Sheree reported on the bids received for landscaping work at the Hays Street Entrance.
 - b. Two options were recommended by the Grounds Committee.
 - c. The Grounds Committee was unable to reach a consensus regarding the extent of the work to be completed. Thus, the HOA Board members will be responsible for the final decision.
 - d. It was noted that the work must be completed in the spring or fall.
2. Grounds Committee
 - a. Members Barbara Goodman, Brad Goodman, and Sharon Szabados walked Out-lot B, Out-lot C, and the fence along South Boulder Road to identify items needing attention.
 - i. An itemized list was provided to the Board.
 - b. Out-lots B and C
 - i. We will ask our landscaper to take care of several items on the list that are easily fixed. Other items are more costly and will be addressed at a later time.
 - c. Fence Maintenance
 - i. At least eight posts and many pickets need to be replaced. Seven panels will need to be re-attached to the brick pillars. The fence behind one house is leaning into the property.
 - ii. In order to perform maintenance, homeowners along the fence line will be asked to clean up the landscaping abutting their fence to allow access for workers.
 - iii. A letter detailing the fence maintenance plan, drafted by members of the Grounds Committee, will be sent to the five homeowners with property directly in contact with the fence.
 1. Homeowners will be asked to clean up the portion of their property near the fence by September 30, 2018.
 - iv. Pass-through areas between CVE and the City of Louisville open space are also defined to be open space, so the fences in the pass-through areas will not be maintained by the HOA.

3. General Letter to Homeowners
 - a. The Board will draft a letter to all homeowners that contains some important reminders and general information regarding exterior property maintenance.
 - b. The letter will also include a form to be completed by the homeowner regarding their current e-mail address and phone number. The homeowner will indicate whether or not they wish their e-mail address and phone number to be included in the HOA directory.
 - i. Due to privacy concerns, the new directory will be available in printed form only.
4. Out-lot C Usage
 - a. A homeowner wishes to water grass and maintain trees in the portion of out-lot C adjacent to the homeowner's property.
 - b. This has not been allowed in the past due to concerns about adverse possession.
 - c. A lawyer will be contacted to determine the rights and responsibilities of the HOA so that we can make an informed decision regarding the maintenance request.
5. A follow-up board meeting will be necessary to discuss the Hays Street Entrance and any other unfinished business.

JoD Splett - CVEHOA Secretary