

**CHOA Directors Meeting
June 21, 2010, 7PM, Home of Jeanne Wilder**

Present: Gino Rossetti, Jeanne Wilder, Ann Mason, Lynn Bopeley, Lars Stringham, Barb Stirling and Tim Harris

Absent: Rod Guillonta, Layne Potvin

May 25, 2010 minutes: Minutes read and approved

REPORTS AND ACTIONS

Treasurer: Jeanne Wilder

- Total Assets \$86,565 as of 5/31/10
- Month of May under budget \$13,075 due to maintenance starting in June rather than the allocated month of May
- No delinquencies

Trees, Trash, Snow: Layne Potvin

- **Trees:** Cottonwood tree to be taken down at 252 Wren, cost \$1100
- **Trash:** Nothing to report
- **Snow:** Nothing to report

Lights: Lynn Bopeley

- Parking lot light in Wren Ct still not functioning, Lynn to have 2 electricians to determine the scope of work and give estimates for repair

Maintenance: Lars Stringham

- 101 and 102 Devon Fences done, 401 to be done next week
- 1204 window rot detected, rot in shed replaced
- 202 and 302 patio doors ordered, all board members to take a look when they arrive and comment/advise if they deem them unacceptable for any reason
- Fence between Columbines and Villas still needs gate and clean up of debris from repairs, Jeanne will inquire on this matter
- 202 Devon light fixture repaired
- 154 Wren top fence board to be repaired

Roof: Tim Harris

- 603 Wren repair estimate from Ace Roofing \$2800. Tim to get another estimate from Alexander Roofing then make decision on which service to use.

Lawn and Irrigation: Barb Stirling

- Green Acres did a second application on the dandelions
- All sprinkler heads and zones in working order

- Still have not hired a gardener. Barb is still pursuing JP and Gino will interview and make a recommendation to Barb for a different gardener. Barb recommends perennials at entrances and low water annuals in between
- Barb to have Green Acres actually weed gardens rather than just cutting grass and weeds down

Website and Owner Relations:

- **Website:** Postings are not current, Ann to inquire and get it updated
- **Owner Relations:** Ann and Gino to review the situation regarding the continuing complaints from 602 Wren toward 503 Wren

OLD BUSINESS

- **Reserve Study: Motion made and approved** to get 2 or more bids for a reserve study
- 102 Devon – no further correspondence regarding Disaster Restoration invoice. Board deems HOA is not responsible for this service, no further action is required at this time.
- 454 Wren – Board deems no further action required of HOA regarding ongoing complaints from 454 Wren. Dispute is between owners.

NEW BUSINESS

- Gino to get new insurance quote from Farmer's for next year

NEXT MEETING:

TUESDAY JULY 27, 2010, Home of Gino Rossetti, 280 Riverside Dr