

CDPOA BOARD MINUTES
March 14, 2017

Present: Holley Ulbrich, John Gilreath, Sandi Rosche, Linda Cocke, Kitty Neckerman, Elaine Cameron, Jim Kimbell

Also present: Walt Castro, Harry Sutton, Harold Olson, Dave Moorhead, Marge Olthoff

President Ulbrich called the meeting to order at 2:00 p.m.

The minutes from the February meeting had two corrections. Motion to approve as amended was made by John and seconded by Kitty. Motion passed.

The treasurer's report.

- 132 of 138 homeowners have paid their fees for 2017.
- The 6 who have not paid will be contacted.
- Cash on hand \$26,409.81
- 94 have paid for cable TV service
- Donation to CARC for landscaping project was from carry-over money

Special Order – Marge Olthoff asked to speak about the CARC/CDPOA Directory.

- 1999 to 2009 – apartment residents and homeowners were integrated
- In 2010 a new program was used and a different format started.
- Corrections that Kitty had submitted last year were not made for this year.
- Marge stated that the CARC Newsletter went from 4 issues a year to 12.
- There are two groups responsible for “getting the word out”:
 - One group – “Social” - delivers the breakfast flyer, make calls for reservations for breakfast, etc.
 - One group – “Communications” – delivers CARC Newsletter, phone directory, & The Communicator

A. The Architectural Review Committee – John Gilreath, Chair

- Mary Loveday – 13 Birch Place – request to paint house
- Corrine Grizzard – 401 Bayberry Lane – request to replace storm doors
- Wendy Longo – 339 Summer Walk – request to modify gutter and add gutter guards
- Susan & Lamar Robinette – 1016 Keystone Lane – request to add brick wall in front
- ARC recommended approval of all requests. Board approved.

B. Communication – Kitty Neckerman, Chair

- Next Communicator will be out the end of April. Need information by April 15th. This should include any events occurring in May, June or July.
- This should include any breakfast programs, meetings, events, etc.

C. The Landscaping Committee – Harold Olson

- Questions that have come up since removal of trash container.
 - Where is the spot near Area 5?
 - It is on the right near the pine trees as you approach Bayberry Lane.
 - Do we want to have homeowners just put it on their own property?
- Strip of land between Little Lane and Downs Blvd. is common area and grass does not grow under the trees.
 - Do we want to mulch this area, add ground cover, etc?
 - How do we contain the mulch from washing away?
- Looking at drainage from Downs Loop to behind Keystone Lane.
 - Going to walk that area and see if there is a way to help the water move through that area better.
- None of these projects are cheap and may need a one-time fee.
- It was brought up that we have money for “special projects.
- May go to larger mulch which is cheaper and stays in place longer.
- Committee is working on a plan.
- Contract for maintaining common areas is the same as last year.
- Walt – city removed roots in 3 places on Downs Blvd. where the roots were the worse.
- John – seems there is more water on the Country Walk side of Downs Blvd. – could there be a leak?
- If there are questions regarding yard waste please call Ann Fuhr. She will write an article for the next Communicator.

D. Welcoming Committee – Sylvia Peters, Chair

- Elaine reported for Sylvia that no new residents have moved in since last report.

E. Social Committee – Elaine Cameron, Chair

- Next breakfast will be Marth 18th and Julie Vidotto, Director of Olli will have the program.
- Breakfast in April will be on the 15th and Dan Radakovich will have the program.
- May breakfast is scheduled for the 15th with George Bennett (tentative) having the program.
- First Friday Gathering needs hosts/hostesses for March and April.
- 1st Friday Gathering is going very well.
- Spring Social will be on April 4th with March 24th the deadline to make reservations.

F. Website – Walt Castro, Chair

- Added the January Minutes to the website.
- Communicated with Go-Daddy about website charges/changes.
 - Sandi will pay bill
- Invited Anne Snider to the April meeting to discuss Nextdoor program.
- Asked for Board input on advertisements on Bulletin Board.

- Board decided that items would remain on the Bulletin Board for 2 weeks
- Contacted J. Saint about on-line ARC request forms.
 - Trying to make it where the ARC form can be filled out on-line.
- Tries to keep the website up-to-date but if you notice that something needs to be changed, added, deleted, etc. please contact him.
- From 2/12/17 – 3/14/17
 - 155 sessions – 110 users
 - 92 new – 60%
 - 63 returning – 40%
- Most frequent hits:
 - Houses for sale – 74
 - Bulletin Board – 58
 - Calendar of Events - 26

G. Television Committee – Harry Sutton, Chair

- We guarantee Northland Cable 100 connections and we currently have 94 that have paid.
- There will probably be an increase in the cable next year.

H. Rental Properties – Sandi Rosche, Chair

- She now has a copy of the City Ordinance.
- Question regarding the owner and/or manager living within 75 miles pertains to a contact in case of emergency.
 - It can be the renter.
 - All rentals are in compliance.

Old Business

- Revising Covenants
 - Look at letter that the Board received from Fritz Briggs.
 - 4 properties have not signed covenants.
 - Motion to not pursue a revision of covenants at this time and that the 4 houses not covered will be taken care of at time of next sale. Motion made by Jim and seconded by John. Motion passed.
- Landscaping priorities
 - See report under Landscaping Report.

New Business

- Covenant for 13 Birch Place has been signed by the new owner.
- Do we want to offer a “Phone Buddy” for neighbors to check on each other

Meeting adjourned at 3:07 p.m.

Respectfully submitted,

Linda Cocke