

**CCVNHOA**  
**Annual Homeowners' Meeting Minutes**  
**Dec. 9, 2008**

1. Frank Hare called the meeting to order at 7:35pm.
2. Frank introduced all the Board members, and then all the residents introduced themselves. It was determined that Barbara Dorsey had lived in the neighborhood the longest...since 1969.
3. Frank thanked all the various hosts for all of the fall events including the Progressive Dinner (Alan and Lita Saltzman, Tom and Margaret Roberts, Dean and Shelly Goss and Rob and Jennifer Lace), the Halloween Chili Cook-off (Chris and Jane Colwell), the Hayride (Rob and Jen Lace) and the Cookie Exchange (Mimi Mickelevicius). He then announced that the Holiday Party would be held on December 14<sup>th</sup> at the Leonard's. Frank also thanked Gordon Roy, himself, and Jen Lace for the completion and installation of the new entrance signs.
4. Our GV City Council Representatives, Ron Rakowsky and Gary Kleeman gave a talk beginning with a thank you to the Village for doing a fabulous job with our aggressive Neighborhood Watch Program. Gary informed us that GV will pay for, install and maintain the lights in the pass-through to Union. They should be installed in the next few months. They will be mounted on the wall along one side.
5. Gary and Ron continued with telling us that city revenues are a bit behind, but they are holding pretty steady. Ron says that 70% of revenues are from businesses. He encouraged us to eat out often and shop locally. Gary was asked about who owns the walls along the pass-through. He said that GV views the walkway as a "trail", so lighting isn't under the street lighting policy. Mary Lou Smith asked about the plans for Village Greens Park. Gary said that sometime in 2009, the city will be implementing a mountain bike trail and a climbing rock feature. They will get rid of the fence around the pond and add a Frisbee golf course encompassing natural elements. Nicki Gordon asked about a pavilion, and Gary responded that the pavilion decision would be addressed at a future meeting sometime in 2009. Joy Lucisano asked about public meetings on the concept plan. The response was that the budget is there and meetings will be held during 2009. Joy also asked about the edges of new asphalt in the park being steep and potentially dangerous. Nicki said they may not be finished, but the 4-inch drop is a concern. Gary and Ron will bring this to the GV Staff's attention.

Frank mentioned that the CCVNHOA buys all of its service needs from the CCVN neighborhood and from the surrounding shops and services. He then described the CCVNHOA web site, and all that it contained, and also shared the CCVNHOA phone number.

6. Karen Kronauge presented the Treasurer's report. She presented proforma financial highlights for the year as well as the 2009 budget. Mr. Lucisano asked about the low number for gardening in the 2009 budget compared to expenditures for 2008. Karen explained that the garden beds were remulched this year, which will significantly decrease the work and expense for this upcoming 2009. Concha McNamara asked for what the depreciation expense was attributable. Karen explained that it was for our entrance monuments. Karen then announced that the full and final 2008 financial statements will be posted on the CCVN website when the year's books are closed - around the end of January. Karen will be sending dues invoices in January and requests for updated information with the invoices for the upcoming Directory. Karen invited everyone to come to meetings and become Board members if interested. She then gave a brief explanation of the Standard Operating Procedures that the Board was looking at implementing..
7. Frank mentioned how many HOAs have management companies. The Board had considered this idea and rejected it mainly due to costs. They didn't want to have to raise yearly HOA dues to afford a management company. In the Board's efforts to increase communication, Frank explained about the expanded web site and the monitored phone line. The Board also advertised for an Executive Director last summer and eventually hired Chris Leonard to be the Executive Director for the CCVNHOA. Chris Leonard then went on to explain her duties in this role. A copy of her job description can be found in last summer's newsletter.
8. Frank has now put all of the HOA Covenants on the website.
9. Alan Saltzman and Dean Goss were introduced as the Architectural Review Board. Dean described our general guidelines and procedures in handling architectural reviews. Dean discussed how he and Alan have a tough time getting them done immediately because of various factors that needed to be reviewed. Dean said that there will be 2 openings on the Architectural Review Committee. Joy Lucisano might be interested. Dean talked about as times change, what the committee can approve changes also. Ron and Gary added that GV is working on getting all Permit Applications sent to the Board.
10. The Stevens gave a brief discussion about their perspective regarding the bushes behind their home that are located on the North side of the Tufts entrance. If the bushes were totally removed, the fences would probably crumble and this would

adversely affect their property. Ron and Gary joined in the discussion, and it was decided that the Board will write a letter to the city requesting that the city trim the bushes (since they are on a city easement), but that the city should take care not to damage the bushes or the fencing behind the bushes. Everyone expressed the hope that this would solve the sidewalk problem at the Tufts entrance.

11. Rick Spoor and Chris Leonard brought up the idea of doing a Neighborhood Spring Workshop. The idea met with a favorable reception. Nicki Gordon offered to host the workshop at her home. Susie Roy talked about the Compost Project. Rob offered to head it up, but he has no truck. Ron Rakowsky said that the City might supply the trucks.
  
12. Jennifer Lace explained her map that shows the locations of all the streetlights in the neighborhood, and it was concluded that the lighting is inconsistent throughout the neighborhood...particularly in the 3<sup>rd</sup> filing. People speculated that this was possibly originally due to homeowners who did not want the lights outside of their homes. Joy suggested finding out who did or did not want additional lights. Sunny Weber suggested increased porch lights. Frank discussed a potential petition to the city for lights and he explained that new lights cost around \$3,000 each, with approximately \$500/yr maintenance costs per light. These costs were met with an unfavorable reception. Alternatives were discussed. Joy thought that we had much bigger issues with overhead power lines than with streetlights. She continued to share that they lived at the end of Radcliff Pl. and definitely did not want a streetlight there. Rick Spoor offered that he lives there too and dropped the issue of lighting when he learned his neighbors didn't want additional lighting and when he heard of the expense. The issue was tabled and the petition idea dropped for the time being.
  
13. Daphyne Reiff discussed the recent Neighborhood Watch meeting. The Police said that they will look into possible grants for additional lighting alternatives. She mentioned that she was the campaign manager for Dean Goss to be the new HOA President. Daphyne apologized for the loss of time on Neighborhood Watch due to their fire last summer. She wants to work with the Board on the upcoming Directory because she has phone numbers and information to include for the Watch program. She talked about the High School Smokers smoking in the neighborhood pass-through. She also begged people to make sure and stop at all stop signs in the neighborhood. The kid's poster drawing program will be picked up again. Signs will be put up by next year. She asked for any excess voter signs to use for posting signs. She also asked to use the neighborhood phone number to support the Watch program. The Board informally agreed. Frank and Daphyne talked about telling the police when residents go out of town. GV will happily do extra patrols. Frank also mentioned how he had requested and received additional police patrols on the day of the Garage Sale.

14. Elections were held for open Board positions. Karen nominated Mary Lou Smith for Board Secretary. Frank seconded the motion, and Mary Lou was unanimously voted in as Board Secretary. All of the proxies were counted and Dean Goss was unanimously voted to become Board President. Both Frank Hare and Karen Kronauge were unanimously voted to continue their terms as Vice-President and Treasurer respectively.
  
15. Concha asked about paid ads for the Directory and Newsletter. She offered to solicit ads. Chris Leonard supported her offer but also explained that it was tough because of all of the soliciting by all the organizations at the High School.
  
16. Chris Leonard invited everyone to the Holiday Party.
  
17. Frank Hare adjourned the meeting at 9:15pm.