

*Countryside Valley Homeowner Association
Emergency Board Meeting – 7:00 p.m.
June 19, 2023
Minutes*

1. **Call to Order:** President – Judith Johns
2. **Board Members Present** – Judith Johns, Melissa Mitchell, Michelle Wilcox
3. **Board Members Absent** – Michael Durazzo, Karin Phillips

4. **Old Business:**
 1. **Maintenance:** Any concerns at this time?
 1. In March, the following was stated by former Board President: Dennis Storms will remove all dead/dying cactus at the end of Twain. Was cactus removed?
 2. **Welcome Wagon:** Any new homeowners to receive a gift?
 3. **Parking Update:** Any issues to report? Has anyone addressed any parking violations?
 4. **Street Sweeping:** Next sweep Friday, July 14th. Requesting Patty or a volunteer to put street sweeping sign up the Wednesday morning prior.
 5. **Website Update:** Board names were changed.
 6. **Account Updates:** Due to Todd’s resignation, passwords for accounts including digital and physical need to be updated. Need a list of accounts.
 7. **Tables and Chairs:** Any requests?
 8. **Tenant/Landlord Information:** Received notice from Blue Fox Properties that they are taking over management of 4693 W Lessing Lane. Owner Kevin Randolph sent an authorization to send all correspondence and to work with Blue Fox regarding repairs and maintenance, newsletters and Non-compliance of the tenants. The rules state as follows:

TENANTS AND GUESTS. Owners are responsible for violations of the CC&R’s and Rules by their invitees, tenants and guests.

In light of the rules, question to board as to how to address. Should we notify property owner that all items are his responsibility and will be brought to his attention, and he can alert his property management company as he sees fit?
 - i. **Neighborhood Walk:** Former president of board transferred a box of items to the Treasurer, Patty Pritchett on May 31st. Included in the

items was a list of properties to follow up on who had received violation notifications. Updates?

- i. **Tree trimming:** It is unknown whether Michael Calmelat has given a proposal to trim all vegetation along Hardy Wash. Does anyone on the board know him to reach out?
- i. **Twain Vehicle/Pedestrian Gate:** Judith and Melissa spearheading project and will email progress updates to board members.

5. Public questions / comments:

1. David Longo follow up nuisance problems

6. New Business:

1. Architectural Requests:

- Solar request 8985 N Twain Street. Solar company was sent CC&R rules and requirements.
- Shed request by Erika Barber at 8982 N Twain Street. She submitted specs, garnered neighbors' permission and meets architectural guidelines.

b. **Neighborhood Walk Follow-Up:** Follow up required, volunteer?

b. **Gate Damage/Replacement:** The entrance gate was severely damaged by a vehicle exiting through the entrance area. It was replaced at a cost of \$3,000. Board decision - turn this into insurance? It has been paid by the accountant.

b. **Board Member Appointment:** The Board may appoint a new Board member if another Board member resigns. Introduction of Karen Philips. ~~XXXXXXXXXXXXXXXXXXXX~~

c. **New Neighborhood Activity Ideas:** Asking for new ideas for neighborhood and to foster a neighborly environment.

- **Updated board duty assignment ideas:** To evenly distribute tasks among board members and to make sure that all board members feel included and are assisting the board to keep the neighborhood nice and clean.

7. Executive Session:

- Discuss actions for individual homeowners. Discuss dues, attorney action.
- Confidential nature of executive session.

No meeting scheduled for July due to Independence Day July 4th. Board can decide whether or not to schedule an alternate date for July.

Meeting adjourned at 7:30pm

Minutes submitted respectfully by:
Melissa Mitchell, Secretary CVHOA Board