

DCCE Block 70 Board of Directors Meeting
APRIL 7, 2016 6:00 PM
EAST SIDE CITY HALL
Minutes of Meeting

Call to Order:

Ed Nordstrom President called the meeting to order at 6:05 PM.

Board Members Present:

Rosemary Ferrell (Vice-President), Larry Schloss (Treasurer), Gary Crites (Secretary), Frank Morton (Master Rep), Danny Van Cleave, Phillip Schultz and David Cohen

Absent Ramon Burrola.

Homeowners Present:

NONE

Management Firm:

Carmine Carriero represented Expert HOA Management LLC.

Approval of Minutes:

The minutes of the meeting held March 10, 2016 were emailed to all directors. They were motioned for acceptance with minor addition, seconded and approved.

Treasurer's Report:

- ❖ Larry Schloss reported the July 2015 to March 2016 financials. Income collected \$54,863.73 and the property expenses were \$29,242.31
- ❖ YTD net income is \$25,621.42
- ❖ Total assets are \$86,236.86 with \$5,130.00 in accounts receivables.
- ❖ Total checking and savings \$81,106.86
- ❖ Motioned for approval of the financial report was seconded and all were in favor.

Committee Reports:

Architectural: (Larry Schloss, Chairman)

- ❖ 7029 Calle Cerca was painted.

Roads: (Danny Van Cleave, Chairman)

- ❖ Danny reviewed the three bids was received from Bates, Ace and Sunland. The bids will be emailed to all directors to review.

Landscaping: (Gary Crites, Chairman)

- ❖ Landscapers were on site today, worked in the wash.
- ❖ High water bill due to watering, cut back the watering time.
- ❖ The trees behind Caremore were trimmed, the agency responsible is not known.

Pool: (Gary Crites, Chairman)

- ❖ McCales quote of \$2,275.00 to repair the pool deck was approved. They will be notified to begin.
- ❖ Sands Electric's quote of \$275.00 to repair rotted conduit in the pump room was approved. They will notify Gary and begin repair.

Master Association Report: (Frank Morton, Chairman)

- ❖ The Clubhouse and the West Entrance Guard Shack is torn down. The temporary clubhouse is in service on the east side of the west entrance.

Old Business:

- ❖ It was agreed to rescind the "No Rental Amendment" and move forward to illuminate this from the CC&R's. Management would contact our attorney to compose the Notice, Amendment and Ballot. The directors will compose a rental specification list that a homeowner who rents will have to comply with.
- ❖ With some discussion as to give permission to the Estes to rent their unit without delay, a MOTION was announced to TABLE RENTAL AND PROCEED WITH THE REVISION OF THE CC&R's WAS SECONDED AND THE VOTE WAS 6 IN FAVOR AND 2 OPPOSED. Management recommended a Town Hall meeting on the property to discuss our intentions with the owners.
- ❖ Danny upset with the outcome excused himself and verbally submitted his resignation.
- ❖ There will be no extension of the current sound wall on Kolb with the new roadway coming through.

New Business:

- ❖ The next meeting will be May 5, 2016 at East Side City Hall.

OPEN FORUM:

None

Adjournment: With no further business to discuss, the meeting was adjourned at 7:30 PM