

**CAMPUS COMMONS VILLAGE FOUR
BOARD OF DIRECTORS MEETING
JANUARY 9, 2018 - MINUTES**

I. CALL TO ORDER

President Frei called the meeting to order at 5:30 pm.

II. ROLL CALL

Board Members Present: Steve Frei, Jeanne Garcia, Evelyn Margolin, Bill Wilder, Ed Hullander
Board Members Absent: None
AMC Representative: Larry Brown
Homeowners Present: Pat & Ginny Reyman, Brian Raglor, Bruce Rogers

III. APPROVAL OF MINUTES

The Board reviewed the November 14, 2017 Board Meeting Minutes.
Motion to approve the Minutes of the November 1, 2017 Board Meeting as submitted. (M/ Hullander; S/ Margolin; Carried Unanimously.)

IV. GUEST SPEAKER

Rick Russo and Tina Keele from the Russo Insurance Agency were invited to the meeting to speak on insurance issues and types of insurance involved in homeowners associations. They agreed to send a copy of a letter they have developed to assist homeowners in understanding what the Association master policy covers and what the homeowner should cover. They also offered to come here and speak to individual homeowners. Larry to send a copy of our present policy.

V. HOMEOWNER OPEN FORUM

Homeowner Reyman stated it was difficult to get through to Larry at AMC by phone. Homeowner Bravo reported light out on common area. Question asked about ratio of owner-occupied vs. renters. Was informed that the rented units are well within the allowed number..

VI. TREASURER'S REPORT

Treasurer Wilder presented a written report to the Board and Members present of the financial condition of the Association as of December 31, 2017. The report noted a deficit of \$7,926.95.
Motion to accept the Treasurer's report for December 31, 2017. (M/ Hullander; S/ Margolin; Carried Unanimously.) Discussion of need for cost/benefit analysis of roof replacement schedule. It is possible that roofs do not need replacing as scheduled, resulting in a savings to our fund. Board Member Wilder to contact Browning.

VI. COMMITTEE REPORTS

A. Architectural Committee

The Committee noted they had two architectural applications pending and awaiting further discussion.

1. 959 Commons Dr.. – Repaint front door
2. 944 Commons Dr. – Replace windows

B. Finance & Maintenance Committee

The Committee reported that no emergencies had been encountered since the November meeting even with the rain lately. They noted roofs and gutters were due to be cleaned later in the month. Electrical problem with entry lights is being handled.

C. Welcome & Social Committee

The Committee noted it had dropped off a gift card to new owner at 943 Commons Drive.

VII. MANAGEMENT REPORT

A. Log and Correspondence – Management reviewed the work order log and correspondence.

VIII. PRESIDENT'S REPORT

President Frei thanked all participants for the Holiday decorations and noted more homes were participating each year. He reported he was investigating solar options with a current resident in Village 4 who is knowledgeable about the solar industry. He will try to set up a meeting with a solar company and the Park Board.

IX. UNFINISHED BUSINESS

Board member Garcia asked about the status of the investigation as to the responsibilities of the Association and the homeowners in regards to the garages and carports. The Board reported they were seeking a legal opinion to determine future options.

X. NEW BUSINESS

The use of Air BnB's was discussed as related to the current CC&Rs.

XI. DATE OF NEXT MEETING

It was announced the next meeting would be held on Tuesday, March 13, 2018.

XIII. ADJOURNMENT

The meeting was adjourned at 6:23 pm.

Respectfully Submitted,

J. Garcia
/s/ _____
Jeanne Garcia
Association Secretary

3/13/18

Date Approved