

COUNTY CLUB VISTAS II  
OCTOBER 26<sup>TH</sup>, 2023 @ 9:00 AM – 11:00 AM  
FRIENDS IN DEED, ROOM D

Mike Simpson, President called the meeting to order at 9:10 am

**Board Members in Attendance:**

Mike Simpson, President/Environmental Committee

Martha Crowell, Treasurer

Debi Harney, Secretary

Don Wallenfang, Architectural Committee

TC Carr, Website Manager

**PRESIDENT'S REPORT – Mike Simpson**

The inappropriate flag issue has been resolved. Owner removed the flag. Sheryl Slightom was put forth as nominee for

Nominating Committee Chairperson

TC Carr made a motion to approve Sheryl Slightom as the Nominating Committee Chairperson.

Don Wallenfang seconded the motion.

Board voted unanimously to accept nomination.

**Secretary's Report – Debi Harney**

Minutes of last meeting were approved by the Board in June and residents were emailed in June.

**Treasurer's Report – Martha Crowell**

Reports for last nine months were reviewed. No comments

Proposed Budget 2024 was reviewed and discussed. TC Carr made a motion to accept the Proposed 2024 Budget. Don Wallenfang seconded the motion. Motion was approved unanimously by the Board.

GVC will have an increase in dues. Benefits of GVC were discussed.

Transfer Fees when a home sells were discussed. \$100 each time the house sells.

### **Environmental Report – Mike Simpson**

One tree has been removed from the alley. This work was done by the County. No expense to HOA.

### **Architectural Report – Don Wallenfang**

The Architectural Committee received the following requests: 1 wall extension, 1 enclosed patio, 1 patio extension, 1 gazebo and 1 paint. Not all requests were permitted

### **Vice-President and Website Report – TC Carr**

A zoom meeting was held by the Board to discuss a legal matter.

The Facebook page that is out there for CCVII is not an official page for the POA it is posted by a resident in the neighborhood.

## **NEW BUSINESS**

**Rentals** – CC&R Page 12, 2.20 it was discussed that the owner of the property must inform the Board when they have rented their home out. The Board needs name, contact info and how long the will be renting.

**Block Captain Reports** – the following concerns were related to various block captains: our yards need to be taken care of during the summer even if you are away, inappropriate flag – it has been resolved, parking on the streets (these are public streets we cannot dictate, county rules apply)

**Social Committee**- we need volunteers for this committee. Terry Baranowski, Peggy Drake, and TC Carr volunteered to help. Still need a committee chair. Secretary will put out an e-mail request for a chairperson.

**Newsletter** – we have received requests from members for a newsletter. No volunteers. Secretary will put out an e-mail request for volunteers. If no one volunteers, there will be no newsletter.

**Nominating Committee** – Sheryl Slightom was nominated and approved to be the chairperson. Terry Baranowski, Helen Russo and Alan Koning volunteered to help.

**GVC** – benefits of organization were discussed and members are encouraged to use their services.

**POA DUES** – the Treasurer needs to know which address to mail statements to. If you are a part-time resident make sure she knows if you are here or not and where you want the statement sent. Members will have statements by January 1, 2024.

**ADDITIONS/ALTERATIONS TO PROPERTY** – If project was never approved or is not compliant with CC&R's it will be reported as a discrepancy at the time of sale.

**Old Business** – Nothing to report

**Member Questions** – Bill Baitinger has been our Maintenance Committee Chair for the past seven years. He informed the Board that he is resigning his position. TC Carr put forth a motion to accept Bill's resignation. Don Wallenfang seconded the motion. The Board unanimously voted to accept Bill Baitinger's resignation.

Deb Wallenfang raised concerns about CC&R's that were supposed to be rewritten. Also, concern was raised about the Board's authority to enforce CC&R's. Question of dissolving the Board was brought up. Need 100 percent of members to agree. But then we would our status as 55 and over community, which means any age can move into the neighborhood.

Terri Baranowski has seen the boxer running off leash in our neighborhood again. The person who does this is from Casa Paloma and they can't get him to obey rules. If you see this dog off leash you should call the police or get pictures if you can.

Members in Attendance: William & MaryAnn Baitinger, Don Forney, Gary Rexine, Allen Koning, Deb Wallenfang, Judith Lloyd, Lori Ohlrich, Anita Larson, Peggy Drake, Mary Hurley, Sharon (?), Ray & Paula Hatcher, Mike Bommersbach, Terri Baranowski, John & Ann Donnahoe.

Motion was made by TC Carr to adjourn the meeting. Martha Crowell seconded the motion and was voted unanimously adjourn by the Board.

Meeting was adjourned at 10:34 am.

Approved by the Board November 15, 2023