

CDA Board Conference Call

Jan 23, 2019

Board Members Present:

Andrew Blunck
Chris Blunck
Ron Blunck
Bob Queen
Cindy Ahrens
Jimmy Moore
Jeff Krial
Debbie Litman

Agenda Items:

1. Proposed 2019 Budget

- Officers have reviewed & approved
- Presented to the board for approval & any changes needed
- Board prepares & approves the budget
- Budget is presented at the Annual Meeting
- Association Members do not vote on the budget, but feedback from the community during the meeting is taken. Pertinent issues are reviewed & amendments reviewed

2. Proposed dues collection letter from an owner on Canvasback to be sent out to owners who don't pay their dues

Discussion:

- RE Proposed 2019 Budget:
 - Treasurer (Christopher Blunck) explained the various exhibits for 2019. Several items of note are below:
 - The date in the "Last Updated" field in the "Reserve Exhibit" is used to denote the last time an aspect of the line item was updated. This update could be as a result of a new cost estimate for replacement, or an update to the estimated life remaining on the asset.
 - The "5 Year Reserve Exhibit" is intended to convey that, while the current bank account balance shows a healthy amount, the community does own capital assets that need to be replaced periodically. When projecting forward, the costs associated with replacing those assets have the potential to exceed the funds available in the reserves. This does not mean the financials are unhealthy. Conservative estimates have been entered for lifetimes, Inflation accounted for in replacement costs, and some yearly line

items in the operating budget go unspent each year. All of these keep the cash flows healthy and positive.

- Motion presented to approve the proposed budget without any amendments
 - Seconded
 - Board voted unanimously in approval of proposed budget
- RE Proposed Dues Collection Letter:
 - Letter proposed by a member of the community to be sent to members of the community who do not pay their dues.
 - Board reviewed the contents of the letter and debated the pros/cons of sending out letter.
 - Mixed feelings on the board with some members being in favor of sending the letter, others being hesitant.
 - Questions raised regarding the possibility of introducing mandatory dues & what the consequences to the yearly operating budget would be from any legal requirements imposed by such a change (such as requiring a management company, etc)
 - Ron to investigate (again). This issue has been discussed and investigated several times by the Board in the past.
 - Option raised regarding leveraging a lawyer to send said letter in an attempt to have the recipients give the letter more consideration.
 - Cindy to provide contact information for lawyer.
 - Ron to investigate.
 - No decision made. Will discuss the letter again after summer, after most of the 2019 dues have been collected, and the additional information/context obtained by Ron.
- Regarding power outages at the community sign
 - Jeff wants to look at the signs to see what their condition are. Possibility of getting stainless steel cabinets built for the electric service.
- Action Items:
 - Jeff to coordinate w/ Ron to view the Southern Sign. Possibility of obtaining discount through peers on stainless steel cabinets for the electrical components.
 - Cindy to provide contact information to Ron for lawyer she spoke to regarding the community members who don't pay their dues
 - Ron to speak with lawyer on what possibilities exist & what the costs would be
 - Ron to review notes from previous discussion about switching to mandatory dues with an eye towards:
 - Up-front one-time costs of the switch
 - Necessary changes incurred to yearly operating budget legally mandated by switching to mandatory dues
- Motion to adjourn

- Seconded
- Board voted unanimously to adjourn.

Submitted,

A handwritten signature in black ink, appearing to read "Chris Blunck". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christopher Blunck
CDA Secretary