

# Campo HOA Board Meeting 2/9/09

Outgoing & Incumbent Members Present: Greg Wilson – President (retiring), Jim Cunnane – Streets & Safety (retiring), Nazzi Nazeri – Social committee (retiring), Lon Coates– Social committee, Mike DeChenne – Vice President, Irene Gessling – Public Affairs, Cathleen Hoffman – Secretary, Pat Moran – Pool Operations, Sandy Sanderson – Treasurer. New Members: Present: Ken Coates, Matt Herrington, Mark Orders. Manager Present: Brad Ward.

Minutes: Greg Wilson called the meeting to order at 7:36 PM

1. The minutes for the January 12, 2009 board meeting were unanimously approved.
2. The following people were elected to serve in the following positions: Irene Gessling – President (nominated by Sandy Sanderson), Mike DeChenne – Vice President, Sandy Sanderson – Treasurer, Ken Coates – Secretary, Pat Moran – Pool Operations, Matt Herrington – Public Affairs, Cathleen Hoffman – Streets and Safety, Lon Coates – Social Committee, Mark Orders – Social Committee.
3. Status of RFP for landscaping and Cabana Club Building Upgrade: Nazzi Nazeri reported that requests for proposal went out to three different architects. Two bids came back: Nazeri and Associates (Brother-in-Law of Nazzi Nazeri) and Frederick Devine (Rancho Colorado architect). Nazeri and Associates suggested that we develop a sketch of what we want to do so we can get a proposal with a realistic budget. Frederick Devine responded with a cost estimate for various design services and hourly rates. It is too early to develop construction estimates since the scope of the work isn't well enough defined yet.

Nazzi suggested hire one of the architects at an hourly rate with a not-to-exceed price to generate a conceptual sketch so we have an idea of the scope and budget of the project. It was pointed out that modifying the building would require ADA upgrade to the bathrooms. The bathrooms are also inadequate for the number of people who are at the pool during swim meets. To avoid a special assessment, we will have to do the project in phases.

Since Nazzi is retiring from the board, Cathleen Hoffman and Mike DeChenne are going to be working on this going forward. Cathleen & Mike will circulate the information we received and make recommendations at the next board meeting.

4. New Board Member Directory & Board Meeting Schedule: Mike DeChenne will publish the final list of board members tomorrow. Jim Sauerberg will post this information on the CHOA website.
5. Financial Report: Brad Ward passed out a balance sheet and a profit and loss statement. He reported that forty past due notices were sent out (\$16,348 outstanding). He will assess penalties this time to see if that helps with compliance. We have \$66,000 cash in the bank which will be moved to the Schwab Money Market Account.
6. Operations: Brad Ward reported that he is obtaining a bid to get the pool in compliance with anti-entrapment grate regulations. The bleachers have some wood rot, so he may hire a carpenter to fix that. Ping Pong Table: The last one cost \$600, and didn't last one summer. Kids climbed on it. He is going to try and get a sturdier one. One idea is to get a ping-pong tabletop for a pool table and just put it on a wooden frame.
7. Swim Team Practice Schedule Extension to 12:30: Workouts start at 8:00 AM. The sessions are rushed now. The coaches have longer workouts they would like to run. Pat Moran requested that swim team workouts be ended at 12:30 PM instead of the current 12:00 noon. After some discussion, Cathleen Hoffman moved we let the swim team extend their workouts. Keep the lifeguard and have the baby pool and the 2-3 lanes of the lap pool available to homeowners at 12:00. The motion was seconded and passed.

Are we going to open the pool to early swimmers again? It worked out okay last year. We should allow them to do it starting when the swim team starts in mid-June if they are interested.

8. CHOA Member Requested Items were assigned for study as follows: 4a) Fire risk: Can we ask the fire dept. to assess our risk for the overgrowth of trees (Cathleen & Lon). 4b) Congestion at the top of Paseo Grande: Congestion and parking. (Pat). 4c) Can the board send an eMail to homeowners to post flags (Sandy). 4d) Traffic by the high school. We will discuss this at the next board meeting. 4e) Inoperable cars in people's driveways. (Matt) 4f) Is the board going to update the owner directory. Lon Coates moved we publish it in May. The motion was seconded and passed. Mike DeChenne will arrange to have it published in May using a similar format as the 2007 directory to hold down costs.

Irene Gessling, newly elected president, closed the meeting at a 8:42 PM.