

HIGHLANDS 460 CIVIC ASSOCIATION BOARD MEETING JULY 1, 2009

Board Members present: Karen Hamilton, Jay Gietl, Richard Wise. 7:37 Leonard West

MINUTES from the June 3<sup>rd</sup> meeting were read  
TREASURER'S REPORT: Posted on web site

COVENANT REVIEW COMMITTEE: Peter Rinehart presented an update

Requests from homeowners are up to date

Fence requests for 6 foot height are common. The criteria for accepting such a variance was not documented by previous committee members. This is an example of the work needed by the CRC so that homeowners will know the things to consider before they plan specific changes.

Peter advised the board he has obtained agreement from two additional homeowners, Steve Dyer and Bill Karp, to join him on the CRC. They would meet bi-monthly to review requests for non-standard items and to prepare policy/procedure papers on topics such as fences.

DIRECTORY: Chair did not attend meeting. Karen reported it should be mailed by July 3.

900 will be printed. Project cost: \$1,971 less cover error credit of \$225 and advertising revenue of \$1,030 for a net cost of \$ 716

PICNIC: Chair not present

PARADE: Chair not present

WEED CONTROL:

The association-sponsored spraying on the through streets appears to have been successful. No weeds have grown in the street border areas.

The CRC will mail a letter to homeowners asking them to clean up the weeds growing from their property outside the perimeter fencing; especially homes on feeder streets. Karen will provide Peter a list and he will mark addresses. Karen can input the information in the data base and generate an address list for printing/mailing.

SMD: Representative not present. Guest homeowners asked about how to contact the SMD especially regarding the wood fence at Colorado Blvd. and S Harrison Way since SMD web site is not yet functioning.

Discussion by visitors of covenant-related items. What changed in the recent version of the covenants? Why isn't home and yard maintenance enforced? Discussion of how covenants can be changed and to what extent the CRC can develop policies and procedures as was done in the past for items such as sheds, front yard fences, and alternative roofing. Guest homeowner Rick Simler volunteered to get involved with neighborhood and try to generate participation in problem solving regarding lack of volunteers.

NEW BUSINESS: Karen reported on her review of the data base. Some homeowners have not sent in 2009 dues, but did pay in prior years. Richard introduced a motion, seconded by Jay to mail those homeowners a reminder in hopes of improving the total participation (about 680 at this time). Motion passed unanimously.

Adjourned 8:50