

JUNO ISLES CIVIC ASSOCIATION
March 9, 2015
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, March 9, 2015 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Blas Contreras called the meeting to order at 7:10 p.m. The following Board members were present:

Jay Cannava		Unexcused
Doug Carpenter	Present	
Blas Contreras	Present	
Susan Czelustra	Present	
Ron Hoehmann	Present	
Jennifer McMillan	Present	
Michael Murray	Present	
Kevin Ogden	Present	
Chris Williamson		Excused
Jud Whitehorn	Present	
Donna Zoeller		Excused

Note: The minutes refer to Board members by their first name as listed above.

Ed Dicker, Association counsel, was also present.

❖ **Approve Minutes:** February 2, 2015

Michael made a motion to approve the February 2 minutes. Susan seconded the motion. The minutes were unanimously approved.

❖ **Old Business**

Tree Replacements

Blas said the resident made an honest effort to replace the mature oak trees that were cut down on Ellison Wilson Road last month.

2015 Goals and Objectives

Prior to today's meeting, Blas met with Ed and discussed updating the Covenants. Ed reviewed the Covenants and submitted around 28 suggested amendments for the Board to discuss and select a few they would like to make a priority. He said land developers created the original documents, and there was always room for improvement. Ed said some provisions were to clarify the wording, some were to remove inconsistency, some were to give greater authority to the Board, some were to give bigger obligations to homeowners on specific issues, and some were legal changes to abide by current laws as applicable. Ed

reviewed and discussed each suggested amendment with the Board. The Board will determine the most important changes to be presented to the homeowners as proposed amendments at the annual meeting.

❖ **New Business**

List of Changes to Budget

The Board discussed expenditures required during this year and created the budget. Susan made a motion to adopt the budget. Michael seconded the motion. All were in favor, and the budget was unanimously approved. The annual assessment was set at \$140.

Blas made a motion for Jud to write a description of the budget changes resulting in the dues increase. The description will be shared with homeowners. Doug seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Treasurer's Report** – Jud

Jud reported the bank account balance was \$29,193.76 as of today.

❖ **Committee Reports**

- **Architectural Committee** – Donna
No report.
- **Covenants Committee** – Blas
Rhonda Thomas said the community was inspected on February 7 and March 4. Six notices were sent, including one second notice. 15 violations were resolved.
- **Crime Watch** – Doug
No report.
- **Social Committee** – Ron
No report.
- **Landscape Committee** – Jay
No report.

Signs Project Update

Jennifer said she would email estimates she gathered for signs and landscaping to Board members.

- **Communication** – Jud
Jud said the next newsletter would be published in May.

- **Vice President Comments - Kevin**

No comments.

- **Secretary Comments - Michael**

There may be historic materials in the Juno Isles storage unit that need to be discarded. Michael said it costs 79 cents per pound to shred.

The Board discussed management of the storage unit and determined Kevin would be in charge, and the storage unit locks should be changed.

Kevin proposed the President approve checks written for over \$1000. Susan seconded the motion. All were in favor, and the motion passed unanimously.

The next meeting was scheduled for April 6.

- ❖ **Adjournment**

Doug made a motion to adjourn. Ron seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:08 p.m.

Respectfully submitted,
Rhonda Thomas