

JUNO ISLES CIVIC ASSOCIATION
August 3, 2015
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, August 3, 2015 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Blas Contreras called the meeting to order at 7:00 p.m. The following Board members were present:

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

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

❖ **Approve Minutes:** July 6, 2015

Donna made a motion to approve the July 6 minutes as ammended. Kevin seconded the motion. The minutes were unanimously approved as ammended.

❖ **Old Business**

Juno Isles Blvd. Repairs Update

Blas said he spoke with Adam Faustini, Assistant Director of Road and Bridge, Division of Engineering & Public Works Department. Juno Isles Blvd. is on a list of roads to be refurbished, but it is not a priority. After Engineering selects a project, then County Commissioners approve it. Kevin will update the letter sent to County Engineering and forward it to County Commissioner Hal Valeche with a copy to Trish Weaver.

Insurance Package Update

Blas said there were four insurance packages, including Workers Compensation, Directors and Officers Liability and Crime. He met with Michael Bottcher with Plastridge Insurance and described the community and Juno Isles' needs. Mr. Bottcher said the amount the Association was paying for General Liability was the industry minimum.

❖ **New Business**

Covenant adjustment recommendations

The Board selected four areas of the Covenants to be updated and asked the Association attorney to propose revisions. Kevin reviewed the following areas selected for revision:

- require home buyers to live in the home for a period of time
- grant the Board the right to maintain landscaping when property is abandoned, recovering maintenance costs when the property is sold
- change the requirement for architectural approval within 30 days, thereafter automatically approved
- grant the Board the right to approve buyers and tenants (to discourage treatment centers)

The Association attorney proposed revisions to the Covenants, as requested. Blas said he would forward the changes to Board members.

Treasurer's Report – Jud

Jud reported the bank account balance was \$53,996.57 as of today.

❖ **Committee Reports**

- **Architectural Committee** – Donna
Donna reported approval for re-stucco at 1823 Tudor Road.
- **Covenants Committee** – Susan
Rhonda Thomas said the community was inspected on July 21 and 27. Three violations were reported to County Code Enforcement on July 31. Fifteen notices were sent, including two notices with a certified returned receipt. Thirteen violations were resolved.
- **Crime Watch** – Doug
Doug reported he spoke with the sheriff's officers and asked them to be more aggressive with their ticketing.
- **Social Committee** – Ron
No report.
- **Landscape Committee** – Jay
No report.
Blas shared the plans and logo for the entrance sign. Construction has begun and installation should occur this month.
- **Communication** – Jud
Jud reported the next newsletter would be published before the annual picnic.

- **Vice President Comments - Kevin**

Kevin reported he investigated the issues with the front island landscape. He questioned the quality of landscape services being provided. Blas suggested a review of the service agreement.

- **Secretary Comments - Michael**

No report.

The next meeting was scheduled for September 14.

- ❖ **Adjournment**

Donna made a motion to adjourn. Doug seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:18 p.m.

Respectfully submitted,
Rhonda Thomas