

JUNO ISLES CIVIC ASSOCIATION
September 14, 2015
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, September 14, 2015 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Blas Contreras called the meeting to order at 7:15 p.m. The following Board members were present:

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

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

❖ **Approve Minutes:** August 3, 2015

Doug made a motion to approve the August 3 minutes. Donna seconded the motion. The minutes were unanimously approved.

❖ **Old Business**

Architectural approval and no building permit for roofing project

The houses at 1888 Crafton and 1903 Crafton recently had the roof replaced. Donna confirmed that plans had not been approved by the Covenants Committee. Rhonda Thomas said she would follow-up with County Code Enforcement to determine if there were permits for the roofs.

❖ **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 objectives previously selected

by the Board:

1. change the requirement for architectural approval within 30 days, thereafter automatically approved
2. grant the Board the right to maintain landscaping when property is not maintained, recovering maintenance costs from the homeowner or when the property is sold
3. grant the Board the right to approve property sales (to discourage treatment centers)
4. require home buyers to live in the home for a period of time

Blas and Kevin reviewed the proposed Covenant revisions submitted by the Association attorney. The Board discussed item 1 above and concluded that the time frame (30 days) and automatic approval or disapproval was not required. Item 2 was approved. Board members expressed concerns for the process and budget required for item 3. A sample application form will be requested from the Association attorney. Item 4 was approved.

Blas said the Association attorney will attend the annual meeting. The attorney will define the proposed Covenant revisions and answer residents' questions.

Front island palms situation & resolution plan

Blas said Michael Rawls, a County Landscaping Architect, said the palm trees did not have a virus. He said the palms were being over-watered and should be fertilized quarterly. Michael identified foliage that could be removed. The dead palm tree has been removed. Jay said he would check with the landscape company and review their responsibilities.

❖ **Treasurer's Report** – Jud

In Jud's absence, Rhonda Thomas reported the bank account balance was \$54,470.87 as of September 9. The Board requested Jud give an update of outstanding 2015 assessments at the next meeting.

❖ **Committee Reports**

- **Architectural Committee** – Donna
Donna reported approval for a re-roof at 12744 Ellison Wilson Road and a fence at 1939 Ascott Road.
- **Covenants Committee** – Susan
Rhonda Thomas said the community was inspected on August 7 and 25. Seven violation notices were sent. 24 violations were resolved.
- **Crime Watch** – Doug
Doug reported sheriff's officers had been more aggressive with their ticketing, as requested.

- **Social Committee – Ron**
Ron reported Cafe Catering may be providing food at the annual picnic. He said he was trying to reserve the picnic location for Saturday, November 14.
- **Landscape Committee – Jay**
Jay reported the cost of engineering and designing a solar panel to illuminate the entrance sign would be beyond the budget. Alternative methods were considered.

Signs project update - Jennifer said the entrance sign to the Juno Isles community on Ellison Wilson Road was being built. She said lettering samples were being reviewed.
- **Communication – Jud**
No report.
- **Vice President Comments - Kevin**
Kevin said a newsletter needed to be sent soon.
- **Secretary Comments - Michael**
No report.

The next meeting was scheduled for October 5.

❖ **Adjournment**

Chris made a motion to adjourn. Donna seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:15 p.m.

Respectfully submitted,
Rhonda Thomas