

CASA BELLA VISTA CONDOMINIUM ASSOCIATION

East Parkway Drive
Colorado Springs, CO 80905

COA ANNUAL MEETING

December 8, 2012

The annual meeting of the Casa Bella Vista Condominium Association was held December 8, 2012 at the home of Ardath Templeton (#1335). In attendance were: Sandi Sharp, Esther Krueger, Bob and Nila Carollo, David Erdmann, Ardath Templeton, Paul and Kelly Chowanec, Sally Foutch, Diana Daily, Rob and Renée Lynde of Milestone Real Estate. Proxies were provided by Jay Cimino, Margaret Duncombe and Zoa McGuire, Jon and Trudy Henke, and Pauline and Mickie McNamara. The meeting convened at 9:10 am.

1. **EDUCATION:** Curt Charboneau with Advanced Radon Systems was to do a presentation, but had to attend a least minute class in Denver, so Rob presented information on radon. “Radon is an invisible, tasteless, radioactive gas that results from the natural breakdown of uranium found in soils, rock, and water. Radon in Colorado is generated by the radioactive decay of radium, which is present in uranium bearing soils found throughout the Rocky Mountains and the eastern plains.” – from the El Paso County Health Dept. You can conduct the test yourself using a kit. The cost of a kit from Home Depot, mailing, and results runs about \$75. You can also pay a professional to conduct the test for more money. A high radon level may cause lung cancer and other health risks. A radon mitigation system can be installed for \$800 to \$2000 depending on the size and scope.
2. **INTRODUCTION OF OFFICERS:** The Board of Directors will remain the same with David Erdmann as president, Sally Foutch as vice-president, and Paul Chowanec as treasurer in 2013.
3. **APPROVAL OF MINUTES ANNUAL MEETING DECEMBER 2011:** Renée gave a brief overview of minutes from the last Annual Meeting. Paul motioned to approve the minutes and David seconded. Approval by unanimous vote.
4. **UPDATE ON COMMUNITY PROJECTS:** Asphalt crack filling and seal coating of asphalt will be done in spring 2013.
5. **BUDGET FOR 2013:** Dues to remain unchanged at \$175 per month. A question on the snow removal charge 2012 was raised. The payment was for snow removal in December 2011, which was paid in January 2012.

6. OTHER NEW BUSINESS:

- a. Bench by mailboxes – Sally will look into prices. Considerations include a metal bench, big rock, or concrete bench. There was some concern about unwanted visitors using the bench for a smoking spot. However, several owners indicated it would be nice to have a resting spot by the mailbox and a spot to enjoy the view.
- b. Casa Bella sign – There is a rung missing and is some concern that the wood will rot and letters are breaking. The board will look into prices for a slab or stone.
- c. Grass areas – Renée and the Board will meet with Brandon to see if more heads can be turned off by the mailboxes. They will also look at the grass area behind 1311 and 1315 to see if a change in sprinkler head could alleviate some of the grass/dirt issues. A complete walk around will be done to assess other areas.
- d. Street lights – There are no more extra lights. All have been used. We will need new street lights in the future. Keep your eyes out for a new style that gives off more light.
- e. Adjacent land – The church has been sold and will be offices. The baseball field is being rejuvenated by volunteers.
- f. Fence - The fence facing Brookside is in need of repainting. Renée will contact the owners of 1410. There is a slat behind 1343 that needs to be fixed. There are also some curved fence boards that need to be replaced behind 1350.
- g. Concrete settling – Some of the front steps are settling and pulling pieces of stucco with them. Mud jacking is not cheap but neither is stucco repair.

7. David motioned for meeting adjournment and this was seconded by Paul. Meeting was adjourned at 10:30 am.