

JUNO ISLES CIVIC ASSOCIATION
June 14, 2010
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, June 14, 2010, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

Vice-President Wayne Hatten called the meeting to order at 7:10 p.m. The following Board members were present:

Felice Beyer	Present	
Bob Bittenbinder	Present	
Blas Contreras	Present	
Susan Czelustra		Excused
Wayne Hatten	Present	
Ron Hoehmann		Excused
Jack Koch	Present	
Mary Ann Martin	Present	
Dave Mastran	Present	
Jim Moore	Present	
Louis Vilardo		Excused

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

❖ **Approve Minutes:** May 3, 2010

Jack made a motion to approve the minutes. Blas seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Old Business:**

Rhonda Thomas read aloud correspondence exchanged between the Covenants Committee and the resident at 1968 Juno Isles Boulevard regarding a commercial van frequently parked in the resident's driveway. Copies of the correspondence are attached as Exhibits A-E. Wayne said the Board was required by law to comply with the homeowner's request for copies of records. MaryAnn said she could provide information requested regarding the litigation activity. Rhonda said she would mail the information provided by MaryAnn along with the following Covenant Violation lists:

- a) Covenant Violations
- b) Covenant Violations Submitted to Legal
- c) Covenant Violations Resolved Last Month
- d) Covenant Violation Archives

MaryAnn suggested municipal authorization had to be provided for the resident's van to be considered an emergency vehicle. Dave said the exception stated in the Covenants for commercial vehicles only includes police and fire vehicles. Blas also said he agreed with the Covenants.

❖ **New Business:**

The resident at 1922 Tudor Road was present. She built a chickee hut without approval by the Juno Isles Architectural Committee and received the attached notice Exhibit F dated May 26. The resident requested a variance, stating the chickee was 189 square feet, and submitted a site survey. Wayne told the resident a set of plans was required showing placement of the chickee on the survey, as well as the dimensions of the structure. The resident said the chickee was 3.5 feet from the side property line and 3.25 feet from the back property line. Dave said the resident could claim a hardship based on the shape of her lot. The resident said a Board member had entered her back yard and requested no one enter her back yard, just knock on the front door. Jim asked if the County Code setback was 10 feet from the property line. Wayne said the County Code was 7.5 feet from the property line.

❖ **Treasurer's Report** – Mary Ann

Mary Ann reported as of May 31, 2010 the Anchor Bank account balance was \$5270 at .3% earnings and the TD Money Market account balance was \$57,206 at .7%, totaling \$62,476.

Mary Ann also reported the assessments were mailed the end of May. 165 homeowners paid the assessment. 13 homeowners had delinquent 2009 assessments, including 8 liens.

Mary Ann said the resident at 1716 Ardley Road owed \$628. She said the resident pleaded with the attorney for a payment plan. Mary Ann asked the Board whether to proceed with a lien or work with a payment plan.

Dave reminded the Board 'These are hard times.' and left at 7:55.

Wayne said he was in favor of placing a lien on property only after the assessment was two years delinquent. Mary Ann made a motion to allow a payment plan. Bob seconded the motion. All were in favor and the motion passed unanimously.

❖ **Committee Reports**

▪ **Architectural Committee** – Wayne

Wayne reported the committee approved two fences and denied a chickee hut. He said a variance request was also received. Wayne said an application for approval of a metal roof on an outbuilding was postponed for further research.

▪ **Covenants Committee** – Blas

Bob said the community was showing improvement and attributed it to the ongoing efforts put forth by the Covenants Committee.

Rhonda Thomas reported that she and Bob Kildea inspected the community on May 15. Twenty-two violation notifications and one second notice were mailed to residents during

May. Seventeen violations were resolved, including three that became County issues in March. One violation was submitted to Association counsel.

- **Crime Watch** – Bob
No report.
- **Social Committee** – Wayne
Wayne said the next social event would be the 4th of July bike parade, including the Fire Department, handouts for the children and Uncle Sam in costume. He said the parade would begin at 9:30 on Ardley Circle. Postcards are scheduled to go out to residents this week.
- **Landscape Committee** - Louis
No report.
- **Community Improvements** – Blas
No report.
- **Communication** – Linda resigned.
Bob offered to help out with the newsletter.

❖ **Adjournment**

The date of the next meeting was discussed and scheduled for Monday, July 12. Bob made a motion to adjourn. Jack seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:20 p.m.

Respectfully submitted,
Rhonda Thomas