

CCVN HOA Meeting

September 2, 2025

Attendance: TJ Gordon, Damon Smith, Lisa Piantanida, Larry Gnuse, Nestor Ramirez, Jess Corbett

Meeting Commenced at 7:00pm.

Welcome and Approval of Agenda

TJ welcomed and Damon made a motion to approve the agenda. Larry seconded. Motion passed.

Approval of June Meeting Minutes

Damon made a motion to approve the minutes; Jess seconded. Motion passed.

Public Input

Nestor commented on the speed in the neighborhood and drivers not stopping at the stop sign. Police did have increased presence. TJ spoke with Ann Gomez about speeding and a traffic speed study. TJ also mentioned he'll talk with Judith about increasing police and doing some speed checks in the neighborhood.

ARC committee

ARC Requests – six requests

- Landscaping
- Fencing and sports courts
- Painting exterior (2)
- Rear balcony
- New deck patio and fencing

CRC

- 4544 S Akron Street pop up trailer

Social Report

Past events Include—

- **August 22**, 5:30pm – Flamingo Friday at John Lowdermilk's home

Upcoming Events

- **September 16th** – Movie Club
- **September 26th** – 7pm S'mores' night hosted by Sally Swartz
- **October 11th** – 6pm Progressive Dinner hosted by the Gosses, Heppolas, and Kleemans
- **October 31st** – Halloween hosted by the McLaughlins

Will need lots of advertising for Halloween and trick or street parade.

Treasurer's Report

NOTE - See attached budget documents.

16 outstanding dues payments

Larry motioned to approve financials; Jess seconded. Motion passed.

Old Business

Speed limit sign for start of school – Thanks to Daphyne for putting them up and requesting Daphyne remove them this month.

New Business

CCVN HOA document review

Nestor, Henry, Damon, and TJ provided input. No conflicts on input. The HOA reviewed the comments and discussed questions.

NOTE: Please see the attached document with highlighted text to see all input.

Document will be refined by TJ and shared with Altitude and the HOA.

Future Meeting Locations

October – Daphyne

November – TJ

Adjournment

At 8:00pm, Jess made a motion to adjourn the meeting; Damon seconded the motion. The motion passed.