Country Creek Patio Home Association
Board of Directors Meeting Minutes
Monday, February 16, 2026 @ 10:00 a.m.

1. Board Meeting Commences:
   a. Roll Call:
      i. Board members present: Linda Clifford (LC), Debbie Jacox (DJ), Donna Wood (DW), Linda Larson (LL)
      ii. Board member absent: Jean Citkovic (JC)
   b. Adoption of Agenda: Motion by DW/LL to accept the agenda. Motion carried unanimously.
   c. Adoption of Meeting Minutes: Motion by DW/LL to adopt the minutes of the 1/19/2026 Board meeting. Motion carried unanimously.

2. Reports/Updates:
   a. President's Report:
      i. The board reinstated the Financial Oversight Committee, which consists of Elizabeth Ettling, Jim Schulz, Linda Larson and Linda Clifford.
      ii. Renewed the insurance policy
      iii. Changed the signatories for Alpine Bank and Edward Jones accounts
      iv. Reserve Study Posted
      v. Cleaning contract updated
      vi. 1st half of tree removals completed
      vii. Budget development underway
      viii. Routine maintenance and administrative matters were addressed.
   b. Treasurer's Report:
      i. A detailed report of income and expenses for January 2026 was presented.
   c. Secretary Report:
      i. Residents are encouraged to sign up for electronic Cat Tales due to the high cost of printing.
   d. Landscape Maintenance, Irrigation, Grounds:
      i. Process in place to create a list of plants needing to be removed and replaced.
   e. Legislative Affairs:
      i. Fire hardened materials policy update in progress.
   f. Advisory:
      i. Discussion was held regarding February 9th meeting.

3. Old Business:
   a. None

4. New Business:
   a. A detailed presentation by Elizabeth Ettling and Jim Schulz was given for the 2026/2027 budget.

5. Board Action:
   a. Renewed the insurance policy
   b. Changed the signatories for Alpine Bank and the Edward Jones accounts.

6. There being no further business, Meeting was adjourned.

Respectfully submitted, Debbie Jacox, CCPHA Secretary