

**Country Creek Patio Home Association  
Board of Directors Meeting Minutes  
Wednesday, July 19, 2023 @ 1:00 p.m.**

**1. Call to Order and Roll Call**

- a. Board members present: Linda Clifford(LC), Judy Benns(JB), John Rodwick(JR), Jean Citkovic(JC), Lynn Holmes(LH), Scott Humphreys(SH), Paula Perrill(PP), Ron Snell(RS), Kathleen Wilkins(KW)
- b. CIC Management Present: Christine Sartoris(CS)

**2. Review Agenda – Adopt/Amend**

- a. Agenda adopted unanimously

**3. Adoption of Minutes from Board Meeting dated 6/21/2023**

- a. The revised Minutes were adopted unanimously.

**4. Member Presentations to the Board**

- a. Sandy Seckman: Next Arts & Crafts Show Planning Meeting is 8/11 at 4 pm. Deadline for Show participants to sign up is 9/1. Sandi also voiced shrub pruning concerns.

**5. Board Member Reports – (Attachments)**

**a. President’s Report (Snapshot of Board Activities) – Linda Clifford (LC)**

- I. **Covenants Review:** LC advised a Task Force of three Board Members and CS has been created to review the Covenants, Conditions and Restrictions (CCRs) to identify parts that don’t match up with CCIOA, Colorado State Law or just need to be modified. Unlike the Policies and Procedures, 67% of CCPHA Members (owners) need to approve any proposed changes to the CCRs before any amendments can be made. After review by legal counsel, any proposed changes to the CCRs will be distributed to the members for their approval.
- II. **RV Lot Re-Design:** The 40-ft spaces have been widened.
- III. **Soil Samples:** With the goal of decreasing water and fertilizer waste, KW took 17 soil samples around the Community, emphasizing Zone 4 (Periwinkle), which has the most distressed vegetation. The results showed the soil has very little organic matter, is very alkaline, with high concentrations of Sodium, Calcium and Sulphur. CSU gave recommendations to remediate the soil, but this process will take time. We are working with WD Yards to establish a plan to start the remediation process. We will meet with several owners along Periwinkle Ln & Periwinkle Ct to improve their lawns.
- IV. **Tax Returns:** Tax Returns have been completed and filed on time.
- V. **Community Garage Sale:** Hats off to Jan Peterson who organized this sale on June 24th. There were 18 participants.
- VI. **Sloppy Joe Party:** Thank you to the Social Committee for the successful party on July 4<sup>th</sup>. There were 48 participants.

**b. Treasurer’s Report – John Rodwick (JR)**

- I. **Update:** Our financials are healthy. Operating Balance in Alpine is roughly \$90,000. The Reserve Fund Balance in Edward Jones is roughly \$575,000, invested in Money Market and CDs, earning roughly 4.5-5.25%. The housing market interest rates are about 7%. As a result, the home sales have decreased.
- II. **Budget and Finance Committee:** The Budget and Finance Committee met. Our primary task is to review the preliminary budget. We will be meeting in August to do that.

**c. Vice President's Report – Judy Bennis (JB)**

- I. Nothing further to report.

**d. Secretary/Activities Report – Jean Citkovic (JC)**

- I. **Wednesday Coffee**: For the remainder of the summer, coffee will be served without snacks. The donation will be decreased to 50 cents.
- II. **Library Book Sale**: The book sale will be held on the Clubhouse Front Porch on August 5<sup>th</sup> 8 am-noon.
- III. **Orange Ice-Cream Float Party**: August 5<sup>th</sup> at 2 pm.

**e. Landscape Maintenance and Irrigation - Lynn Holmes (LH)**

- I. Nothing further to report.

**f. Facilities, Gardens and RV Lot - Ron Snell (RS)**

- I. Nothing further to report.

**g. Covenants Ombudsperson – Paula Perrill (PP)**

- I. Nothing further to report.

**h. Legislative – John Rodwick (JR)**

- I. **Proposition HH**: JR is still gathering information on Proposition HH, which affects our property taxes. He will report on this next month.
- II. **Pine Street Bridge Project**: The Pine Street Bridge project will probably be completed mid-September.

**i. Management Company - Christine Sartoris (CS)**

- I. **Dog Waste Station**: City of Fruita installed a waste station along Salt Wash Trail. CIC donated a second station which will be installed at the Marigold Ave entrance to the trail.
- II. **Clubhouse HVAC**: CS is aware of the problem and contacted the HVAC contractor for repair and also a preventative maintenance check. One of the two units is working fine, indicating there may be a problem caused by individuals lowering the temperature controls too quickly, which can cause the lines to freeze. CS is looking into better security for the controls.

**6. Committee Reports**

**a. Advisory Committee - Nancy Burdette (NB)**

- I. Meets on the first Monday of the Month. The next meeting will be on August 7<sup>th</sup> at 10 am.

**b. Architectural Report – Christine Sartoris (CS)**

- I. Nothing further to report.

**c. Budget and Finance – John Rodwick (JR)**

- I. Nothing further to report.

**7. Old Business**

**a. Unit Signage:**

- I. CS and SH are working on options and pricing for the sign posts. Bud's Signs of Grand Junction will do the signs. CS feels the project will be within budget with SH shopping the posts.

**8. New Business**

**a. September Social Activity**

- I. An Appreciation Event is planned, instead of the September Bi-Annual Meeting. The proposed date is September 30<sup>th</sup>. Details are being worked out. CIC will sponsor the Enstrom's Ice Cream Truck. LC encouraged all the Board Members to attend.

**9. Actions Taken by the Board of the Association:**

- a. A Task Force of three Board Members and CS has been created to review the Covenants, Conditions and Restrictions (CCRs) to identify parts that don't match up with CCIOA, Colorado State Law or just need to be modified.
- b. An Appreciation Event is planned, instead of the September Bi-Annual Meeting.

**10. With no further business to discuss, the meeting adjourned at 1:26 pm**

**Respectfully submitted, Jean Citkovic, Secretary**