

Country Creek Patio Home Association
Board of Directors Meeting Minutes
Wednesday, September 20, 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. Agenda adopted unanimously.

3. Adoption of Minutes from Board Meeting dated 8/16/2023. The revised Minutes were adopted unanimously.

4. Member Presentations to the Board.

- Jan Peterson mentioned the DORA HOA Resident Questionnaire.
- Bonnie Skidmore spoke on the Board's CCR review, the pond cleanup progress and the Community Garden plan. Pond Update: LC advised that WD Yards gave a second application to kill the weeds. Curb sinking will need to be addressed also. CS advised duckweed is a priority for WD Yards.

5. Board Member Reports – (Attachments)

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

- i. **Unit Address Signage:** Color was selected and the signs are ready to be ordered. Awaiting 8 aluminum angle bars, so fabrication can begin.
- ii. **Welcome Meeting:** Was held on September 14th and was well attended.
- iii. **Clubhouse Door Locks:** Doors were cleaned, lubricated and adjusted by retired locksmith James Blackburn. His safety recommendations included: installing kick down door stops (like the front entrance) for all exterior doors and installing panic bar exit devices on the Exercise Room exterior door.
- iv. **New Mats for Clubhouse Front Door Entrance:** New mats have been ordered.
- v. **Surveillance Notification Stickers:** Have arrived, will be put up, and cameras installed.
- vi. **New Laser Printer with Scanning Capability:** Was purchased for the office.
- vii. **New Pond Signs:** Bud's Signs is fabricating the Pond Signs, which the Board approved at the last Board Meeting.
- viii. **Contractor Bids for Parking Lot:** Bids are being obtained for seal coating, repair, and striping of the Clubhouse parking lot.
- ix. **Contractor Bids for Routine Painting in the Community:** Bids are being obtained for routine painting in the Community.
- x. **CCRs Task Force:** Current Covenants and Restrictions are being reviewed. Discussion included examples regarding the 55+ Policy, Holiday Decorating, and Maintenance Responsibilities. Feedback was solicited from residents who attended the last Advisory Committee Meeting. The Task Force is now focusing on creating a realistic Responsibilities Chart. PP reminded us that no Declaration changes can be made without approval by 67% of all of the members. Because some sections of the CCRs are unclear, the Task Force decided to start with the Responsibilities Chart. To gather as much feedback from members as possible, small groups will be invited to discuss proposed changes. The goal is to have all members participate in these small group discussions.
- xi. **Thank You:** Thank you to all who participated in the Arts & Crafts Show, the volunteers who helped with the Hot Breakfast Social, and the Highline Lake Presentation at Coffee.
- xii. **Rumors:** The rumor that we are getting new chairs for the Clubhouse this year is not true.

b. Treasurer's Report – John Rodwick (JR)

- i. JR reported that we are doing well financially. As of this morning, we have \$80,000 in Operating. We have \$590,000 in Reserves, invested in Edward Jones Money Market Accounts and CDs. When CDs mature at the end of the month, they will be reinvested. JR is considering an 18-month CD to lock in the high rates now being offered.
- ii. The Budget and Finance Committee may meet at the end of the month to begin the process of putting the 2024/2025 budget together. After Board reviews and approves the proposed budget, it is presented to the members for ratification at the General Member Meeting.

- c. **Vice President's Report – Judy Benns (JB)**
 - i. Nothing further to report.
- d. **Secretary/Activities Report – Jean Citkovic (JC)**
 - i. Nothing further to report.
- e. **Landscape Maintenance and Irrigation - Lynn Holmes (LH)**
 - i. Nothing further to report.
- f. **Facilities, Gardens and RV Lot - Ron Snell (RS)**
 - i. RS & CS advised WD Yards is using a Bobcat to spread road base and move Chat from RV parking spots so they can complete the changes widening RV parking spaces.
- g. **Covenants Ombudsperson – Paula Perrill (PP)**
 - i. Solicitation: Research revealed the Fruita Ordinance states that the solicitor should leave the property peacefully, if requested to do so. CS will follow up with Fruita Police for their advice on how to handle an uncooperative solicitor.
- h. **Legislative – John Rodwick (JR)**
 - i. **DORA Survey:** JR advised the DORA HOA Homeowner survey can be accessed by typing: dorahoasurvey
The survey takes about 15 minutes
 - ii. **AARP State Tour:** Legislative priorities were discussed.
 - iii. **Proposition HH:** JR proposed an information session be held in the Village in October. A Presentation at Coffee on October 11th will be arranged by JR.
- i. **Management Company - Christine Sartoris (CS)**
 - i. **Solar Panels on Pump House:** CS thanked Judy Benns for getting pricing on installing solar panels on the Pump House. It will be considered in the Budget preparation.
 - ii. **CCPHA Appreciation Event:** CS advised that a musician has been booked. CIC is sponsoring the music for the Appreciation Event. Sign-up is required to give the caterer an accurate count.

6. Committee Reports

- a. **Advisory Committee - Nancy Burdette (NB)**
No further updates. NB asked for clarification of Reserve Fund usage around the Community. JR & CS will compile a list of what has been spent so far from Reserves for a future Board Meeting Financial Report.
- b. **Architectural Report – Christine Sartoris (CS)**
No further updates.
- c. **Budget and Finance – John Rodwick (JR)**
No further updates.
- d. **Governing Documents Task Force – Paula Perrill**
No further updates.

7. Old Business – No old business.

8. New Business – No new business

9. Actions Taken by the Board of the Association:

- a. Legislative: Proposition HH proposes property tax and revenue changes. The Board offered a presentation at the Wednesday Coffee on October 11th at 10 a.m.

10. The meeting adjourned at 1:38 p.m. to enter into an Executive Session to discuss confidential matters regarding delinquencies and a potential legal issue. The Executive Session ended at 2:37 p.m., and the meeting reconvened.

The Board approved a motion to obtain legal counsel to review the letter regarding declarant matters before sending it.

The Board Unanimously approved a motion for management to try one last attempt to contact the delinquent account holder; if unsuccessful, proceed by following the CCPHA Policy as outlined, including any updated state statutes relating to past-due assessments.

11. With no further business to discuss was adjourned at 2:37 p.m.

Respectfully submitted, Jean Citkovic, Secretary