

Country Creek Patio Home Association
Board of Directors Meeting Minutes
Wednesday, October 18, 2023 @ 1:00 p.m.

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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), Ron Snell (RS), Kathleen Wilkins (KW)
- b. CIC Management Present: Christine Sartoris (CS)

2. **Review Agenda – Adopt/Amend.** The Agenda was amended to include: reading into the Minutes Emergency Executive Session action. *“An Emergency Executive Session was called Friday, October 6th, to discuss legal counsel’s advice regarding Country Creek North. The Board approved to protect the interests of the Association and requested the attorney add the initial letter stipulations to the matter related to Country Creek North.”*
Agenda adopted as amended.

3. **Adoption of Minutes from Board Meeting dated 9/20/23.** The revised Minutes were adopted unanimously.

4. **Member Presentations to the Board.**

No member presentations.

5. **Action Taken Without a Meeting:** On 10/3/2023, the Board sent an official acknowledgment and acceptance of Paula Perrill’s request to resign from the Board.

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

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

- i. **Solar Proposal for Two Pump Houses:** LC advised that Solar Proposals for the two Pump Houses were submitted by Judy Benns to Christine Sartoris. Two proposals were submitted: Atlasta Solar and Mountain Power Solutions. They will be submitted to the Budget and Finance Committee for consideration of the 2024-2025 Budget.
- ii. **Homeowner Insurance Declarations:** As of 10/8, there are 21 residences overdue. Judy Benns will follow up to obtain the overdue Insurance Declarations.
- iii. **Governing Documents Task Force:** The Task Force is reviewing the 55+ provision and the Responsibility Chart. Members will be invited to participate in small group forums to share their perceptions and to review the proposed Responsibility Chart.
- iv. **RV Lot:** Waiting for WD Yards to furnish a bobcat so we can move the roadbase and chat so we can finish the widening of spaces.
- v. **Activities:** At Coffee on 10/4, Jim Korbur, Commemorative Air Force Rocky Mountain Wing, Safety Officer, gave a presentation on the restored WWII Navy Torpedo Bomber and the Grand Junction Air Show. On 11/8, Travis Holder, Lower Valley Fire District Marshal's Office, will give a presentation on Senior Safety.
- vi. **Appreciation Event:** The Appreciation BBQ Event held on September 30th was very successful. There were approximately 100 attendees. Thanks to CIC for providing the entertainment.
- vii. **Fall Social:** A Baked Chili Topped Potato Social. The Social Committee is planning this free event on October 28th from 12 noon to 2 pm. Sign up on the Clubhouse Bulletin Board, if you’d like to attend.
- viii. **Thanksgiving Dinner:** Plans are underway for the Village Thanksgiving Dinner on Friday, November 17th at 5 pm. Save the date.
- ix. **Thank you** to all the volunteers who helped with these events.
- x. **Unit Signage:** Without a high-resolution logo, the sign company could not create the logo for the sign. We are awaiting a high-resolution logo to move forward. We are also awaiting the last shipment of angle aluminum bars for the fabrication of the posts.

- xi. **Asphalt Parking Lot:** We have one bid and are awaiting another bid.
- xii. **Painting Contractor:** The painting contractor anticipated starting next week. Any homeowner submitting helpline painting requests that are approved paintable surfaces were notified of the anticipated week painting would begin, weather permitting. JB asked about the fence oiling schedule. CS recommended that the Board review this rotation schedule because, due to weathering from different sun exposures, the schedule may need to be revised to include an as-needed basis. Sunshine Painting, a commercial and residential painting contractor, and CS will walk through and develop a schedule. Deep gutter cleaning will have a similar plan. A helpline request is also an option.

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

- i. JR reviewed the financials effective 9/30/2023. We continue to remain in the black and within the budget. Our investments remain healthy. The yields are over 5% and we will continue to invest in those high-end securities. The budget committee will continue to look at the budget for next year.

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

- i. Nothing further to report.

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

- i. **Homeowner Insurance Declarations:** As of today, there are 16 residences overdue. Judy Bennis is following up with the homeowners.
- ii. **Speaker Program:** Presentations are being scheduled at Coffee on the first Wednesday of each month. In honor of Veterans' Month, the speaker on 11/01 will be Karon Carley, GJ and Colorado State Manager for Operation Interdependence. The topic is: How can I support our deployed military? The Lower Valley Fire District presentation on Senior Safety in the Home will be on December 6th. Christine and I met with the Social Committee (Billie Jacobsen, Jan Hastings, Sandy Stuck) to plan speaker possibilities for the next several months.

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

- i. Nothing further to report.

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

- i. **RV:** We are waiting for the chat to be moved.
- ii. **Irrigation:** CS advised irrigation will probably be shut off next week.
- iii. **Road Base:** CS has an idea and wants a game plan for WD Yards before starting.

g. Covenants – CS covering

- i. CS advised there is one open compliance matter.

h. Legislative – John Rodwick (JR)

- i. **Proposition HH:** JR hosted a discussion of Proposition HH at Coffee. A straw poll of the approximately 40 attendees indicated they were not interested in voting for Proposition HH. In a letter to the editor, Brent Goff, Mesa County assessor, indicated that he violently opposed to HH.

i. Management Company - Christine Sartoris (CS)

- i. **Proposal for Parking Lot Pavement:** We only received one bid proposal to date. As warm weather is needed, the project will be scheduled for spring.

7. Committee Reports

a. Advisory Committee - Nancy Burdette (NB)

NB reported that JR spoke about the Reserves: How they are allocated and What they are allocated to. It was very informative, and she received good feedback that they appreciated the information. NB would like to see more attendees.

b. Architectural Report – Christine Sartoris (CS)

The Committee is meeting on Friday to review several ARC Requests.

c. Budget and Finance – John Rodwick (JR)

The committee hopes to meet within the next few weeks.

d. Governing Documents Task Force – CS, KW, JC

Nothing further to report beyond what was covered in the President’s Report.

8. Old Business - No old business

9. New Business:

a. Focus Group Session to Review and Determine Member Consensus Regarding CCR Amendments for 55 and Older Community and Responsibilities Chart, Timelines, Teams, and Coordination:

- i. **Responsibility Chart:** CS advised a review of PHA vs Homeowner Responsibilities relating to the CCRs was muddy. Legal opinions in past records indicated that some responsibilities could go either way. The Task Force looked at the bigger perspective, considering the budget and homeowner fees when balancing Homeowner and PHA responsibilities. We focused on proposing a realistic view for the exterior maintenance of units.
- ii. **55 and Older Community:** CCRs now state that one permanent resident in the household must be 55 or older. Now, there is no minimum age requirement. The original survey indicated that members appreciate peaceful, quiet, not a lot of kids, toys, etc. Do members want a minimum age for permanent residents? What age?
- iii. **Focus Groups:** We are planning small group sessions to hear from every member on these topics. The session schedule is being developed. To keep the groups small, attendance will be by invitation only. The CCRs require amendments due to conflicting provisions. Information gathered will be used to propose CCR amendments. A ballot initiative will be conducted with results to be in by the Annual Meeting.

10. Actions Taken by the Board of the Association:

- a. An Emergency Board Executive Session was called Friday, October 6th, to discuss legal counsel’s advice regarding Country Creek North. The Board approved to protect the interests of the Association and requested the attorney add the initial letter stipulations of declarant control to the matter related to Country Creek North.
- b. The Board sent an official acknowledgment and acceptance of Paula Perrill’s request to resign from the Board.
- c. PHA Members will be invited to small group sessions to obtain their input on proposed CCR changes to the Responsibility Chart and 55 and Older Community, which includes minimum age requirements for permanent residents.

11. With no further business to discuss, the meeting adjourned at 1:42 pm

Respectfully submitted, Jean Citkovic, Secretary