

**Country Creek Patio Home Association**  
**Board of Directors Meeting Minutes**  
**Wednesday, November 15, 2023 @ 1:00 p.m.**

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

- a. Board members present: Linda Clifford (LC), Judy Bennis (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.** Agenda adopted unanimously.

**3. Adoption of Minutes from Board Meeting dated 10/18/2023.** The amended Minutes were adopted unanimously.

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

Carole Johnson recommended that the Board consider the installation of additional Memorial Bricks. She would be willing to assist.

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

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

- i. **55+ Community and Responsibility Chart:** Small Group Member Meetings began on Saturday, 11/4, and will continue through 11/18. The Board wishes to express their appreciation to the membership for their willingness to participate in these meetings and for their honest feedback. The information will be compiled, and a summary of our findings will be sent to the membership for any additional comments and feedback. After we know what at least 67% of the membership will likely agree upon, a Ballot Initiative will follow. Results will be announced at the Annual meeting.
- ii. **Legal Issues :** At the November 6th Advisory Meeting, questions arose concerning Snowdrop Court. Since the Board was advised by legal counsel not to discuss this matter, we could not answer the questions. After the meeting, we reached out to the attorney to see what information could possibly be shared. The attorney provided this information to us and a letter to the membership was sent out on 11/7. We will keep the membership updated as we continue to work toward a resolution.
- iii. **Address Signage :** We now have a high-resolution image of our logo for the sign, thanks to Jean Citkovic and her nephew. Bud’s Signs is now working on logo options that will provide the best image for the signs.
- iv. **Activities :**
  - a. Wednesday Coffee: On 11/1, Karon Carley, GJ and CO State Manager for Operation Interdependence presented “Ways to Support Our Deployed Military”. At coffee on 12/8, Travis Holder, Lower Valley Fire District Fire Marshal’s Office, will give a presentation on Senior Safety.
  - b. FALL SOCIAL - BAKED CHILI TOPPED POTATOES: The Social Committee hosted this free event on Saturday, October 28, 12 noon-2 pm. There were approximately 80 attendees. Thanks to all who contributed their talent to make this a successful event!
  - c. THANKSGIVING DINNER: Dinner will be held on Friday, 11/17 at 5 pm.

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

- i. JR advised that the financial report is healthy. The Operating Account in Alpine Bank is in excess of \$67,000. There is approximately \$600,000 in Reserve Account CDs, earning about 5% interest.

**c. Vice President’s Report – Judy Bennis (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 advised that the Steps that were left in the RV Lot are free for the taking.
- ii. CS advised that the Clubhouse heat is still off. We are awaiting the part.
- iii. CS advised kudos to Joyce Kurt for plumbing the disposal and stopping the leaky sink.

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

- i. **Proposition HH :** JR advised that Proposition HH failed.
- ii. **Special Legislative Session:** JR will follow the special legislative session called by the governor.

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

- i. No further update. One item will be covered in New Business.

#### **6. Committee Reports**

- a. **Advisory Committee - Nancy Burdette (NB)**  
NB reported the Advisory meeting on 11/6 was well attended. Snowdrop Court was discussed.
- b. **Architectural Report – Christine Sartoris (CS)**  
No further updates.
- c. **Budget and Finance – John Rodwick (JR)**  
The committee met on the 2024-2025 Budget, discussing project possibilities, working capital, and budget presentation. At the next workshop the board will review the projects and discuss the possibility of a Reserve Study to financially plan for the next 20-30-50 years.
- d. **Governing Documents Task Force – Christine Sartoris (CS)**  
No further updates.

#### **7. Old Business - No Old Business**

#### **8. New Business**

- a. **Replacing Clubhouse Kitchen Appliances:**  
Due to age and needed refrigerator repairs, the Board will replace the suite of appliances (refrigerator, stove, microwave and dishwasher). JR made a motion, JB seconded. Discussion followed. Member input included the following considerations: obtaining an extended warranty and purchasing commercial grade appliances. Motion passed unanimously.

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

- a. The Board voted to replace the Community Center kitchen appliances.

#### **10. With no further business to discuss, the meeting adjourned at 1:22 pm**

Respectfully submitted, Jean Citkovic, Secretary