

Country Creek Patio Home Association
Semi-annual Meeting Minutes

February 24th, 2022 @ 7:00 P.M.

1. Call to Order and Roll Call
 - a. Board members present: John Moir, Joyce Kurt, Jerry Toft, Jan Peterson, Judy Bens, Lance Lehrkind, Jean Citkovic, John Rodwick
 - b. Linda Roush was absent.
2. Proof of Notice Given to members regarding this meeting (1/21/2022)
3. Review Agenda-Adopt/Amend (Board Action)
 - a. A motion was made to adopt the agenda as is. Motion seconded. Vote taken. Motion carried.
4. Manager's Report
 - a. Self-introduction of New Homeowners & Christine Sartoris from CIC
 - b. Irrigation startup (4/14/2022) slightly revamped daily schedule.
 - c. Shrub Pruning well underway throughout the community, completed by late-March.
 - d. Flowering tree pruning complete by first part of April.
 - e. Landscaping crew (lawns and shrubs), Mountain West Contracting (Bryce Emerson)
 - f. Entry pond was cleaned and will be retrofit with new aeration hoses.
 - g. Assortment of work performed by Brandon Morgan, snow & ice, trees, weeds, trails
 - About 20 hours a week
 - h. CDs & Savings Total Value of \$503,852 earning Approx. 1.2% interest
 - i. January 31st account balance of \$69,114 in Checking Account
 - j. Currently we have 205 units paying dues (\$30,750) per month
5. Presentation & Discussion by Board Members & Committees (discussion by Board)
 - a. Landscape Maintenance: Lawns, Trees and Shrubs (Judy Bennis)
 - We are contracted with a new service this year, Mountain West Services.
 - b. Facilities and Community Garden Report (Lance Lehrkind)
 - Clubhouse – keep the doors locked
 - The Community Garden will be ready soon and will be located east of last year's garden.
 - Jan will speak to the RV Parking Area.
 - c. Activities & Welcome Committee Director (Jean Citkovic)
 - There have been three Welcome meetings. Let Jean know if new residents move here in your area.
 - The Thanksgiving and Christmas Dinners was well attended.
 - The St. Patrick's Dinner is March 17th at 5PM. Take out will be available. \$13.50/person. March 2nd is the deadline for reservations.
 - The social Committee needs volunteers. Please contact Jean if you are interested.
 - d. Treasurer. (Jerry Toft) Present the financial reports (supporting documents attached)
 - Balance Sheet was reviewed on screen and is current as of January 1, 2022.
 - Cash Reserves were reviewed. \$100K in CDs. The Board elected not to reinvest in CDs due to poor interest rates. This may change if interest rates increase.
 - Income Statement was reviewed over the past ten months.
 - Membership dues provide 98% of Association income.
 - Landscape/Irrigation used 70% of PHA income.
 - e. Management Transition Coordinator (John Rodwick)
 - JR reviewed the history of what the Team worked on and thanked the members for their diligent work: John McCarty, Lee Beasley and Dennis and Peggy Sisk
 - The Team has accomplished their charge and is now dissolved.
 - f. Covenants Ombudsman (Linda Roush)
 - g. Secretary (Jan Peterson)

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- Village Communication will remain as is for one more month when in April we will begin to use the portal provided by CIC.
 - CIC will need all members' email addresses. Please send to me or sunshinefruita@gmail.com.
 - Proof of Homeowner's Insurance – almost everyone is keeping up to date. Continue to send your insurance declarations to ccphainsurance@gmail.com.
 - JM explained that it would cost about \$250/sq. ft. to rebuild a home. So multiply that by the square footage of your unit to check if you have enough coverage.
 - RV Parking Area: Revised Policy 16.11 RV Parking Guidelines will take effect April 1st and is the deadline to remove non-RVs from area because we need the spaces used by non-RVs. The Board has been extremely lenient over the past years.
- h. Report from the Social Committee (Billie Jacobson)
- Not present.

6. New Business and Reminders (Open for Discussion)

- a. Discussion regarding the 2022-23 Budget with no increase in dues for this year, expect an increase for the 2023-24 budget next year.
- JM reviewed the condensed Budget.
 - CIC charges \$7.50/ unit the first year, \$12.50/unit the second year. Expect monthly fee to increase next year.
 - Every three years a Reserve Study is done to set target goals.
- b. Vote for the Approval of the Budget 2022-23, (Result of Counting Ballots)
- There was only one "No" vote in the ballots received. Budget was ratified.
- c. Vote for new Board members (Results of Counting Ballot available by Monday, February 28)
- d. Thank you to Jerry Toft and Joyce Kurt for their service on the Board.
- e. Discussion regarding the repair and retrofit of the entry waterfall feature.
- Vote taken by show of hands to see if residents have interest in spending \$5-\$8K to repair waterfall that would run for three seasons. No one raised their hand.
- f. Discussion regarding the results of the Community Survey (Winter 2021)
- Christine Sartoris of CIC reviewed the results of the Community Survey showing graphs on the TV screen. Limitations of the interpretation of the survey were also noted.
- g. CCPHA Policies and Procedure Manual is a work in progress, a few edits under consideration.
- Much of this manual is about making available for the future JM's knowledge of managing areas of the Association. Details and history for future Board members. Once the Board is finished reviewing the manual, it will be available to the residents.
- h. Report from Christine from CIC management regarding progress with management transition.
- Transferring budgetary data from one form of accounting software to another is challenging. It is expensive and time consuming. CIC is hoping that historical data transfer will be intact. These things will be worked out by end of March.
 - Automatic withdrawal of monthly dues will be fine.
- i. New home construction along Periwinkle Court Phases 6 should wrap up this late fall.
- j. Village at Country Creek North (Snowdrop Court) home construction Summer 2022.
- There will be 12 stand-alone units. It will take about a year and a half to complete.
- k. Proof of Property and Liability Insurance for unit owners (contact Jan Peterson)
- l. Use the Helpline email for landscaping or exterior maintenance concerns. This will transition as new management company CIC introduces new system.
- m. Open the floor to discussion of any business or news from the Members. (Please limit to no more than a 3-minute presentation, if you are presenting a problem, please provide possible solutions.)

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- Randy Smith, 1106 Primrose – consider signage not to use ice melt products due to damage to cement. How is metal trim peeling on houses going to be dealt with? JM – Process must be used: sand, prime, sand then paint with special paint. It will be addressed this year.
- Ron Snell, 1209 Sunrose – how long will the real estate office be here? JM – about 2 years.
- Dorothy Dutton, 1220 Sunrose – She thinks there is too much water in areas around her unit. JM - that will be adjusted and taken into account with timing once irrigation starts.

7. Actions taken by the Board & Members of the Association

- a. The 2022-23 CCPHA Budget was ratified.

8. Adjournment at 8:30 PM.

Respectfully submitted by Jan Peterson, Secretary