

**Country Creek Patio Home Association
Board of Directors Meeting Minutes
Wednesday, March 20, 2024 @ 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), Scott Humphreys (SH), Kathleen Wilkins (KW), Ron Snell (RS)
- b. Board member absent: Lynn Holmes (LH)
- c. CIC Management Present: Christine Sartoris (CS)

2. Review Agenda – Adopt/Amend. Agenda adopted unanimously.

3. Adoption of Minutes from Board Meeting dated 2/21/2024 and Special Board Meeting dated 3/1/2024. The revised Minutes were adopted unanimously.

4. Member Presentations to the Board.

Comments included Village Garden status, Roof inspection/replace process.

5. Board Member Reports – (Attachments)

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

- i. **55+ Community:** At the recent Advisory meeting, LC reported that the Board was going to revisit the motion approved at the February Board meeting, and offer two potential options to present to the members for their votes. Once the options are written by our attorney, we will present them to the membership.
- ii. **Address Signage:** The signs have been printed and the aluminum is being cut. We anticipate completion soon.
- iii. **Activities:** The St. Patrick’s Dinner was held on Sunday, March 17, at 5:00 pm. There were 46 reservations. The planned speaker for May is from the National Monument.
- iv. **Proof of Homeowner Insurance:** As of 3/11/2024, there are 9 residences overdue and Judy is following up on those.
- v. **Welcome Meeting:** There are 12 residences to welcome. A Welcome Meeting has yet to be scheduled.
- vi. **RV Lot:** The lot numbers have been changed. New numbers for spaces 37, 38, 39, 40 and 41 have been installed in the 30 ft. section. The reflectors will be installed in the 25 ft. and 30 ft. spaces soon. The billing for the new fiscal year (2024 and 2025) should be sent out soon if it has not already been sent.
- vii. **Facilities:** Kathleen contacted Merlin, who specializes in repairing exercise equipment and machinery. He repaired the curl bar cord cover and noted it may need to be replaced next year. The stationery bike required a replacement part and has been repaired. All other equipment was inspected, cleaned and calibrated. We will be on an annual maintenance schedule for exercise equipment.
- viii. **Annual Meeting:** We need volunteer drivers to transport members to the meeting at Monument View Bible Church. Also for those who cannot make it to the meeting, please turn in your proxy, so that we can establish a quorum.

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

- i. JR reported that, as of this morning, we have \$62k in the Alpine Operating Account and \$601k in the Edward Jones reserve account. In the last 12 months, we earned once CDs mature at least \$19k in interest.
- ii. Due to the interest income and contract savings, there will be no increase in the PHA monthly fee.
- iii. The 2024-2025 draft budget has been approved by the board and will be voted at the Annual Meeting.

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. Facilities, ARC – Scott Humphreys (SH), 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 - Christine Sartoris (CS) covering**
 - i. Nothing to report.
 - h. Legislative – John Rodwick (JR)**
 - i. JR is concerned with a bill that allows the Legislature to conduct “back room deals.” The GJ Sentinel published an article he encourages everyone to read.
- 6. Committee Reports**
- a. Advisory Committee - Nancy Burdette (NB)**

NB reported there were 47 Advisory Meeting attendees. Items discussed were: Board candidates (Judy Benns, Lynn Holmes and Joyce Kurt) and 55+.
 - b. Architectural Review Committee – Scott Humphreys (SH)**

Nothing to report.
- 7. Old Business – none**
- 8. New Business**
- a. WD Yards Grounds Maintenance Agreement:**

LC explained the new contract. The increase is in the 2024-2025 budget.

 - JR moved, JB seconded, a motion to accept the WD Yards’ Contract and accept them as our landscape contractor for this year.
 - Member input followed.
 - The Board unanimously approved the motion.
 - b. CIC’s Agreement:**

LC explained the agreement is currently being negotiated, but we can move a motion to accept CIC Management Solutions as our Management Company.

 - JB moved, SH seconded, a motion that we accept CIC Management Solutions, LLC as our management company.
 - Member comments - none
 - The Board unanimously approved the motion. (to a hearty round of applause from the attendees)
- 9. Actions Taken by the Board of the Association:**
- a. The Board approved a motion to accept the WD Yards Contract and accept them as our landscape contractor for this year.
 - b. The Board approved a motion to accept CIC Property Management Solutions as our management company.
- 10. With no further business to discuss, the meeting was adjourned at 1:26 pm**

Respectfully submitted, Jean Citkovic, Secretary