

**Country Creek Patio Home Association  
Board of Directors Meeting Minutes  
Wednesday, May 15, 2024 @ 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), Scott Humphreys (SH), Ron Snell (RS), Joyce Kurt (JK)
- b. Board member absent: Kathleen Wilkins (KW)
- c. CIC Management Present: Christine Sartoris (CS)

2. **Review Agenda – Adopt/Amend.** A motion was made and seconded to amend the agenda’s New Business to include the appointment of a temporary Advisory Committee Chair. Motion carried unanimously. The Amended Agenda was adopted unanimously.

3. **Adoption of Minutes from Board Meeting dated 3/20/2024 and Special Board Organizational Meeting dated 3/27/2024.** The revised Minutes were adopted unanimously.

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

A member asked about the status of address signage. CS advised the signs are done, ready for pickup. The posts need to be fabricated and the signs will be installed by zone.

**5. Reports – (Attachments)**

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

- i. **Activities:** The speaker for the June Coffee is Kristi Knowles from Grand Junction Police Department. Kristi will update us on current scams going around. There are two upcoming events planned: The Village Yard Sale is scheduled for Saturday, June 15<sup>th</sup>, 8 am to 1 pm. Peggy Sisk and Karenne Snell are the Co-Chairs. Judy Coleman and Keven Ward have volunteered to help. The Member and Volunteer Appreciation Picnic is scheduled for Saturday, September 28<sup>th</sup>. The time is yet to be determined.
- ii. **Top Goals for this Fiscal Year:** This month’s Cat Tales outlined the Board’s top goals for this fiscal year: 1) Amending and restating the Declarations, 2) Resolving the Snowdrop Court matter, 3) Updating and Improving the Member Portal, 4) Implementing a framework for Association Leadership, 5) Improving the condition of the pond. The Board has also identified several other priorities and budgeted projects. The Annual Plan draft is included in the submitted reports. Going forward, the Board focus on the Annual Plan at the board meetings to monitor the progress, address any issues in the completion of goals, and adjust the plan if needed.

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

- i. JR reported that the association is doing well financially. As of this morning, we have \$58k in the Alpine Operating Account and \$602k in the Edward Jones reserve account. Two CDs mature in June and will be reinvested. Report submitted.

**c. Vice President’s Report – Judy Benns (JB)**

- i. Report submitted.

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

- i. Report submitted.

**e. Landscape Maintenance and Irrigation**

- i. Report submitted.

**f. Facilities, Gardens and RV Lot – Joyce Kurt (JK) / Ron Snell (RS)**

- i. JK requested that the irrigation schedule be posted on the clubhouse bulletin board, and reported the clubhouse kitchen faucet is being replaced.
- ii. JB asked about the irrigation status. CS advised WD Yards will be providing a master schedule as well as the irrigation schedule when they have it finalized.
- iii. RS thanked the Village Helpers for their work in the RV lot.

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

- i. **HOA Legislation:** JR is reviewing the legislation that the Governor signed. A complicated piece of legislation regarding property taxes may be on the November ballot. JR will provide an update.

**h. Advisory Committee**

- i. CS & LC thanked Nancy Burdette for her leadership as the Advisory Chair giving everyone present in the meeting the opportunity to be heard and understood. She was instrumental in keeping the Board in touch with member concerns and needs. Report submitted.
  - i. **Architectural Review Committee (ARC) – Scott Humphreys (SH)**
    - i. SH advised they are standardizing the ARC requests. Jim Hawkins volunteered to help the ARC. Report submitted.
  - j. **Management Report – Christine Sartoris (CS)**
    - i. CS advised that Sean will entertain at the Member and Volunteer Appreciation Picnic in September.
    - ii. The Annual Plan draft was provided in the Report submitted. When finalized we will be posting on the portal.
6. **Old Business – No Old Business**
7. **New Business**
- a. **Acceptance of Board Resignation**
    - JR made a motion to accept Lynn Holmes’ resignation, JK seconded. Motion passed unanimously. LC and CS thanked Lynn for his valuable participation on the Board.
  - b. **Appointment of Architectural Review Committee (ARC) Member**
    - SH made a motion to appoint Jim Hawkins to the ARC. JK seconded. Motion passed unanimously.
  - c. **Advisory Committee Chair Resignation**
    - LC reported that at the last Advisory Meeting, Nancy Burdette stepped down as Chair. LC spoke to Judy Bennis and she accepted the temporary position.
    - JC made a motion to appoint Judy Bennis as the temporary Advisory Committee Chair. SH seconded. Motion passed unanimously.
    - JR made a motion to create an ad-hoc Committee composed of JR as chair and 2-4 resident members to review candidates for the Advisory Committee Chair. RS seconded. Motion passed unanimously.
8. **Executive Session- none**
9. **With no further business to discuss, the meeting adjourned at 1:25 pm**

Respectfully submitted, Jean Citkovic, Secretary