

**Country Creek Patio Home Association
Board of Directors Meeting Minutes
Wednesday, September 18, 2024 @ 1:00 p.m.**

1. Call to Order and Roll Call

- a. Board members present: Linda Clifford (LC), John Rodwick (JR), Jean Citkovic (JC), Scott Humphreys (SH), Ron Snell (RS), Kathleen Wilkins (KW), Joyce Kurt (JK)
- b. CIC Management present: Christine Sartoris (CS)

2. Review Agenda – Adopt/Amend. The agenda was amended: Add: New Business – Vote for VP, Delete: Line 5, the Minutes from the September 17th Board Executive Session will be adopted at the October Board Meeting. The amended agenda was adopted unanimously.

3. Adoption of Minutes from Board Meeting dated 7/17/2024 and Executive Session (via Zoom) dated 8/9/2024. Both minutes were adopted unanimously.

4. Member Presentations to the Board – Comments included: Address Signage is great, irrigation valve covers are installed upside down (with grid side up), updates requested on Snowdrop, 55+, and pond timeline, inquiry about when clubhouse windows will be cleaned, where are the financial located on the portal?

5. Reports – (Attachments)

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

- i. **Address Signage:** The signage installation has been steadily progressing. When the locates for the remaining units are completed, SH and his team (RS, JK) will install the last 12 signs. This project should be completed by next week.
- ii. **Activities:** The Orange Ice Cream Float Social was held on Saturday August 24th at 2 pm. There were about 50 attendees. Wednesday Coffee: On September 11th Brad McCloud from Xcel explained Xcel’s new tiered billing option and answered questions. Appreciation Event: The Volunteer and Member Appreciation BBQ which celebrates and is free of charge for all community members and volunteers is scheduled from 12 pm to 2 pm on Saturday, September 28th. CIC will provide the entertainment. Rib City will cater BBQ, sides, dessert and soft drinks. Registration is required. Sign up on the clubhouse bulletin board.
- iii. **Homeowner Insurance Declarations:** JC reported that as of August 31st, there are 12 residences overdue. There are 3 from 2022/2023 that CIC is handling.
- iv. **Facilities, Irrigation, Gardens & RV Lot:** The pump at the main pumphouse failed last week. As soon as repairs are made the motor will be reinstalled. In the meantime, we are running all irrigation through the two small pumps at the 2nd pumphouse. Irrigation will be limited to one cycle per week until the main pump has been repaired.
- v. **Advisory:** There were 25 attendees. Discussion focused mainly on the 55+ survey results. Everyone in the room wishes that the pond, the lawsuit, and the community documents were all moving faster, but they all understand that things are moving as fast as they can.

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

- i. JR reported that the association is in a healthy financial situation, with challenges ahead. As of September 11th, we have \$30k in the Alpine Operating Account and \$593k in the Edward Jones reserve account. The Reserve Study was conducted in August and the results should be available in October. After Board review, the results and recommendations will be shared. JR shared the financial challenges as the 2025-2026 budget is planned.

c. Vice President’s Report – open

- i. No report.

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

- i. Report submitted.

e. Landscape Maintenance and Irrigation

- i. Report submitted.

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

- i. Report submitted.

g. Legislative – John Rodwick (JR)

- i. **New Legislation:** JR reported on the property tax items which seem to be in the property owner’s favor.

h. Advisory Committee – Kathleen Wilkins (KW)

- i. Report submitted.

i. Architectural Review Committee (ARC) – Scott Humphreys (SH)

- i. Report submitted.

j. Annual Plan Report -Linda Clifford (LC), Christine Sartoris (CS)

LC updated progress on the Annual Plan. CS advised that the updated Annual Plan will be posted to the portal.

- i. Governing Document Revisions: The 55+ survey results were 101 voted for option 2 (flexibility) and 62 voted for option 1 (only 55 and older).
- ii. Framework for CCPHA Leadership: LC and CS were interviewed. Board member meetings are scheduled in the Community Center on September 25 & 26.
- iii. Improve Member Portal: CS and JC are starting the process. One provider was reviewed, and a full demo was requested.
- iv. Pond Improvement: CS reported that WD Yards advised the pond is shallow and the water is hot, contributing to pond weed growth. They have an Aquatic License and sprayed the weeds, considering the wildlife. The process must be slow and methodical. There is no evidence of mosquitoes. The microbiome of the pond is good.
- v. Community Center Parking Lot Seal Coating: CS advised the project is on hold at this point, since the scope and price of the project has increased substantially based on recommendations from an engineer. Rather than seal coating, mill and overlay with a geotextile fabric is required to restore the parking lot. The Board will need to determine any additional budget needs based on bids received. The project may need to proceed next budget year due to the asphalt season.
- vi. Warranty and Reserve Study: CS advised that the Reserve Study Specialist requested additional information, such as the storm water components and as well as some aspects of responsibilities outlined in the current Declarations.
- vii. Community Garden: Two potential sites are being voted on today.
- viii. Xeriscape Planning: They will begin planning how to implement the xeriscape plan that KW prepared.
- ix. Pumphouse Fencing: CS reported that the Tract C survey has to be redone because the markings were removed and the pins were covered over.

6. Old Business

a. Acceptance of Judy Benns' Resignation – Board Action

- i. JR/JK moved to accept the resignation of Judy Benns. Vote taken. Motion passed unanimously.

b. 55+ Board determination of CC&R language – Board Action

- i. JK/KW moved to amend the CC&R with the 55+ provision noting option 2, substantially all. Vote taken. Motion passed unanimously. LC reminded us that the formal vote of the entire membership will be held after review by legal counsel.

c. Board Approval of Location of Community Gardens – Board Action

- i. JR/SH moved to accept both the Periwinkle and Marigold locations for the Community Gardens. Discussion followed. Topics included location and irrigation. Vote taken. Motion passed unanimously.

7. New Business

a. Vote for New Board Vice President to Fill Judy Benn's Term – Board Action

- i. JR/KW nominated Scott Humphreys to the position of Vice President. Vote taken. All in favor.

8. Executive Session- none

9. With no further business to discuss, the meeting adjourned at 2:00 pm

Respectfully submitted, Jean Citkovic, Secretary