

Country Creek Patio Home Association
Board of Directors Meeting Minutes
Wednesday, November 20, 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), Ron Snell (RS), Kathleen Wilkins (KW), Joyce Kurt (JK)
- b. Board Member absent: Scott Humphreys (SH)
- c. CIC Management present: Christine Sartoris (CS) - Virtual

2. Review Agenda – Adopt/Amend. The agenda was adopted unanimously.

3. Adoption of Minutes from the Board Meeting dated 10/23/2024. The minutes were adopted unanimously.

4. Member Presentations to the Board – Comments included: Concerns about the subdivision and his property sent to the board that was responded to, and he awaits another response; another member warned he would pursue civil action if the Association changes the type of Association as they amend the CCRs, and request to meet with Board for discussion on this matter (noted in the Board Small Group Sessions).

5. Reports (Attachments)

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

- i. **Housekeeping Items:** Our Thanksgiving Dinner is this Thursday November 21st, at 5 pm. Cowboy and the Rose is catering a turkey dinner with all the fixings. Reservations needed to be submitted by last Friday.

The December Advisory meeting has been cancelled. The board will schedule a meeting with the Advisory Group to discuss its role and function, and the board’s upcoming needs.

- ii. **Rumor:** “The board is not interested in hearing from the residents: their letters are simply ignored.” This is false, The board does value our members’ and residents’ input. We carefully review and answer letters and emails sent to us. We provide open comment periods at monthly board meetings; the monthly Advisory Meeting is another venue for members to give their input, be it concerns or expressions of gratitude. The board conducts annual small group meetings where each member is encouraged to share their ideas, opinions and recommendations. We will again be conducting these meetings within the next few months; your input will be invaluable. There is also a suggestion box right outside our manager’s office, and the board members’ phone numbers and emails are included in each issue of Cat Tales. All these channels of communication support the board’s commitment to listening to and hearing what is important to the members.

After listening to and hearing you, we may not follow your recommendations, though. Our fiduciary duty is to act in the best interest of the entire membership. Each decision we make must be carefully weighed in terms of our mission to protect and increase property values, and our actions must align with our organizing principles (transparency and clarity in governance, financial responsibility and sustainability, fostering unity and connectivity, enhancing common spaces and amenities, and embracing innovation and adaptability), and our core values of safety, respect, accountability, transparency, beauty and community, among others. We must be focused on the future and for every decision ask the questions, *What will be the outcome? Who will benefit from it? What is the priority?*

If we don’t act on your recommendations, please know that they were carefully considered.

The board wishes each of you a Happy Thanksgiving.

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

- i. JR reported that as of November 20th, we have \$52,213 in the Alpine Operating Account and \$550,279 in the Edward Jones account. Funds were transferred from Reserves and Unrestricted Saving for budgeted expenses. A monthly assessment rate increase is likely for the next fiscal year to cover inflation, reserves contributions, and operations. The 2025-2026 budget is being developed and will include this anticipated increase and there will be opportunities for member input prior to the Board’s final adoption of the budget to be ratified by the membership in March.

c. Vice President’s Report – Scott Humphreys (SH)

- i. No report.

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

- i. Report submitted.

e. Landscape Maintenance and Irrigation

- i. No update.

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

- i. No report.

g. Legislative – John Rodwick (JR)

- i. **New Legislation:** JR advised that the Federal House approved a bill to repeal the WEP, increasing our Social Security benefits. The Senate is expected to approve this bill. Congress is proposing a bi-partisan bill to give eligible family caregivers a federal tax credit of up to almost \$5,000.

h. Advisory Committee – Kathleen Wilkins (KW)

- i. Report submitted.

i. Architectural Review Committee (ARC) – Christine Sartoris (CS) for Scott Humphreys (SH)

- i. No update.

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

Report submitted by CS. LC mentioned those items with updates.

- i. **Governing Document Revisions:** Request was sent to the attorney for a timeline to get the CCR updates and prepare the ballot initiative for the Annual Meeting.
- ii. **Implement a framework for Association Leadership:** A day-long Board Workshop was held to implement the framework for the Board and Manager to lead the Association more effectively and efficiently.
- iii. **Improve Member Portal:** Mary Graziano has prepared a guide to navigate the Portal. She will conduct a session on December 16th at 10 am. Details will be in December Cat Tales.
- iv. **Reserve Study:** Miller Dodson's Reserve Study has been sent to their main office for final approval of the draft.

6. Old Business

Items under old business will be addressed at a later date.

7. New Business -none

Prior to an adjournment a member asked how much has been spent on legal and how long the lawsuit will last. Those details of those expenses were not at hand, keeping in mind legal expenses include the Governing Document revision to provide the community with a state-compliant set of documents.

8. Executive Session was called at 1:34 pm to discuss attorney matters related to the pending litigation.

9. The meeting reconvened at 1:48 pm. No board action was taken. With no further business to discuss, the meeting adjourned at 1:49 pm

Respectfully submitted, Jean Citkovic, Secretary