

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

**2. Review Agenda – Adopt/Amend.** The revised agenda, eliminating item #6 for further review by the Board, was adopted unanimously.

**3. Adoption of Minutes from the Board Meeting dated 11/20/2024.** The minutes were adopted unanimously.

**4. Member Presentations to the Board –** Comments included: The Reserve Study status, garden plot cost, board member resignations/replacements, benches, 2025-26 Budget review, Community Center parking lot lights replacement status, soil sample study information, landscape plant choices, xeriscaping concern. The board and manager fielded some questions related to questions and comments.

**5. Reports (Attachments)**

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

- i. **Housekeeping Items:** Our Thanksgiving Dinner was held on Thursday, November 21st, and 90 people were served. This was up from 86 served last year. Mary Graziano held a Portal “How To” class to help members access and navigate the Portal. Twelve (12) people attended. The Christmas Dinner will be held on December 20<sup>th</sup> at 5 pm, with a turkey and ham dinner catered by Cowboy and the Rose.
- ii. **Legal Update:** The lawsuit is currently in the Discovery phase. We are waiting to hear from our attorney about what else can be shared with the members.

**Rumor:** “The board has changed our CCRs and the type of association we are.” This statement is false. Any changes to our Covenants, Conditions, and Restrictions (CCRs) require 67% approval from the entire membership. The board does not have the power to make changes on its own. While we can present recommendations for changes and consult with legal counsel, we cannot alter the CCRs without the consent of the membership.

The CCRs will be updated to reflect changes in federal and state law. Furthermore, since the Declarant is no longer relevant, any references and their rights will be removed from the updated version. Additionally, CS clarified that there will be no change to the type of Association we are; this was another misconception brought up by a member at the previous meeting.

The upcoming small group member meetings are an opportunity for the members to give their input on the proposed changes to the sections of the CCRs that the association and legal counsel have been working on, such as 55+ and the Responsibility Chart. These meetings may take place as early as the end of January and will go into February. Stay tuned for more information.

The board wishes each of you Happy Holidays and a great New Year.

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

- i. JR reported that as of early December, we have \$40,500 in the Alpine Operating Account and \$550,000 in the Edward Jones Reserve account. A monthly assessment rate increase is likely for the next fiscal year to cover inflation, reserve contributions, and operations expenses based on member demands. The 2025-2026 budget will be reviewed by the Board in January and adopted by the Board; members have the opportunity to ask questions at upcoming Advisory meetings, town hall, and small group meeting sessions. The budget will be put before the membership for ratification at the Annual Meeting 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 a major issue will be the proposed: Caretaker Tax Credit. There are massive scams reported regarding Bit Coin ATMs. The Federal House approved a bill to repeal the WEP, increasing Social Security benefits.

**h. Advisory Committee – Kathleen Wilkins (KW)**

i. Report submitted.

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

i. No updates.

**6. Old Business**

Items under old business were removed from the agenda and will be addressed at a subsequent meeting.

**7. New Business**

a. Scott Humphreys submitted a letter of resignation effective December 20<sup>th</sup>. JC/KW moved to reluctantly accept his resignation. The motion passed unanimously.

**8. The meeting adjourned at 1:45 pm**

Respectfully submitted, Jean Citkovic, Secretary