

CCPHA SEMIANNUAL MEETING MINUTES
SEPTEMBER 2021

Thursday, September 16, 2021 7:00 P.M.

- 1) Call to Order and Roll Call
 - a) Board members present: John Moir, Jerry Toft, Jan Peterson, Linda Roush, Lance Lehrkind, Jean Citkovic, Judy Benns, John Rodwick
 - b) Board Members Absent: Joyce Kurt.
- 2) Review Agenda-Adopt/Amend (Board Action)
 - a) Motion to accept this meeting's agenda made, seconded, vote taken. Approved.
- 3) Manager's Report – presented by John Moir
 - a) New homeowners and renters introductions
 - i). JM asked new residents and renters to stand and introduce themselves and where they live.
 - b) Irrigation Shutdown (11/5/2021)
 - i). The irrigation system will be blown out by the end of November.
 - c) CDs & Savings Total Value of \$467,218 Approx. 1.0% interest
 - d) Current Account Balance of \$60,512 Checking Account (much of this is accounted for)
 - e) Currently we have 204 units paying dues (\$30,600) per month (All Current)
 - f) Review Financials ending 8/31/2021 - see attached file.
 - g) Developer progress on VACC Filing #6 and VACC-N
 - i) There are 20 homes left to build in Filing #6.
 - ii) There will be 12 stand-alone homes in VACC North. Some trees were removed to put in a retention pond. Sidewalks and streets are expected to be complete by the end of November.
 - h) Presentation on what is going on at the Village (a summary of Board presentations)
 - i) Activities: Jean Citkovic
 - (1) There were difficulties in trying to keep the Community Center open for residents' use. We were able to get "Certified" for COVID by following guidelines by Mesa County Health Board.
 - (2) The following events are planned for the rest of this year:
 - (a) Halloween - 10/30 Murder Mystery at 5PM, \$12/person with a limit of 60 people. Contact Donna Wood or Billy Jacobson.
 - (b) Thanksgiving Dinner – 11/19 at 5PM. Sign up in Clubhouse. There may be a charge.
 - (c) Christmas Dinner – 12/17 at 5PM. Sign up in Clubhouse. There may be a charge
 - (d) St. Patrick's Dinner – March 17, 2022 at 5PM. More information coming.
 - (e) Welcome meeting for new residents – Monday 10/11 at 9AM in the Clubhouse.
 - (3) Jean thanked Billy Jacobson and all others who help with all of our activities.
 - ii) Facilities: Lance Lehrkind
 - (1) Gardners should be wrapping up this season.
 - (2) RVs
 - (a) The parking area is almost full. Contact Lance if you no longer use your space for an orderly transition. Lance does walk throughs to check on things in that area and opens and closes gate.
 - (3) Community Center
 - (a) The door is often left unlocked. Please be sure to lock the door when leaving.
 - (b) We are looking in to putting a retractable awning over the patio on the back of the clubhouse.

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- iii) Landscaping: Judy Bennis
 - (1) 80-90% of our budget goes to lawns, trees and shrub care.
 - (2) Please use the email Help for any concerns: countrycreekhelp@gmail.com. There have been about 200 emails this year mostly regarding irrigation, trimming, dead shrubs, brown spots and paint peeling.
- 4) Presentation & Discussion by Board Members
 - a) Treasurer (Jerry Toft) Discussion and Review of Financials
 - i) Income for the CCPHA comes from membership dues.
 - ii) We are on a cash method of accounting.
 - iii) See Income Statement and Balance Sheet for details.
 - b) Management Transition Team (MTT) Coordinator (John Rodwick) Speaking about the opportunities that the MTT is looking into, HOA Statistics and consequences to annual Budget
 - i) John Rodwick gave a concise overview of the research on Property Management companies done by the MTT and the process that will be used to contract with one.
 - c) This change to a property management company will take place April 1 2022.
 - d) Secretary (Jan Peterson) Discussion regarding the need to maintain current proof of property insurance for Unit Owners at VACC.
 - i) We are getting all of our ducks in a row for the transition to a property management company.
- 5) New Business and Reminders (Open for Discussion)
 - a) In order to improve communications please share your email address with Sandi at sunshinefruita@gmail.com
 - b) Board of Directors approved an Advisory Committee in order to better address issues within the community in order to be informed.
 - c) There are several vacancies coming up on the Board of Directors: Jerry Toft (Treasurer), Joyce Kurt (VP)
 - i) John Moir will remain as an advisor to the Board and the property management company.
 - d) Herb Wells, many have noticed some dementia. Herb is working with Sunshine Development and helps with miscellaneous projects.
 - e) Increasing demands for landscape maintenance with a more mature landscape part time helper Brandon Morgan
 - f) Pond at the entrance. Over the winter we will research a way to improve the look of the pond and consider whether to bring the waterfalls back on line.
 - g) Budget considerations by the Board for 2022 Fiscal Year to include a management company.
 - i) Work begins next month on the 2022-23 Budget. The monthly dues may or may not increase based on the proposed budget. The unit owners will vote on the proposed budget. If not approved by the vote, the budget will remain the same as this year's budget, however services may be affected.
 - ii) The Board will also be investigating the expansion of the Community Center to the north over the next year.
 - h) Efforts to welcome new residents (Welcome Package and visit by Jean Citcovic)
 - i) See "Activities" above.
 - i) Submit plans to Architectural Review Committee before beginning projects on exterior of homes.
 - i) There is a form to complete and turn in with any supplemental materials you may wish to include.
 - j) Renters, if you are not aware of the conditions and restrictions in place at the Village please contact Bonnie Walker at the sales office or at 858-7077 or go to villageatcountrycreek.com
 - k) Proof of Property and Liability Insurance, please turn these in as this is a requirement listed in the Declaration. Deliver to the office or email copies directly to cphainsurance@gmail.com
 - i) Open the floor to discussion of any business or news from the Members. (Please limit to no more

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- ii) than a 3- minute presentation, if you are presenting a problem, please provide possible solutions.)
 - (1) Sandi Seckman, 1106 Buttercup: announced plans for an Arts & Crafts Show here in the Village. If interested call Sandi at 510-333-99312
 - (2) Concern was voiced regarding leaves in gutters. The gutters are cleaned too early. JM suggested to email the helpline and make a request for gutter cleaning.
 - (3) Explanation about easement that the PHA has on lots owned by standalone homes. The easement allows for the PHA to maintain the property up to three feet from foundation.
 - (4) Concern for cracks in sidewalks that are tripping hazards. LR will spray those areas with bright paint to alert walkers until these can be repaired.

- 6) Actions taken by the Board & Members of the Association
 - a) No actions were taken.

- 7) Adjourned at 8:33 PM

Respectfully submitted by Jan Peterson, Secretary