

Minutes for the Board of Director's Meeting
Village at Country Creek Patio Home Association

Date: Monday, April 13, 2015

1. Call to Order and Roll Call

The meeting was called to order at 9:00 a.m. Members present were: John Moir, Bob Vogel, Dan Colesworthy, MaryJo Ward, Vern Werth, Eldon Miller and Lee Beasley.

2. The Agenda was reviewed and adopted with no additions.

3. Minutes from the last meeting of the Board on March 2, 2015 were approved.

4. Presentation and Discussion by Board Members

a. Landscape Maintenance . . . Lawns, Trees and Shrubs
(Eldon Miller and Vernon Werth)

Eldon reported that the Austrian Copper Roses near the entryway to the Village should not be trimmed. They bloom only once per year, and trimming them back only hinders their growth and beautiful presentation. Eldon will let Manuel know that those roses should not be cut back.

Carole Johnson asked Eldon to bring to the Board the question of when the railings on her front porch would be restored. John said the company has been notified, and we are waiting for them to schedule the job. A target time-frame is to have the work completed by the end of June.

Bob said the aphids are back on his Spirea and Roses. Eldon said they should be cleared by watering them down with a hose. Bob is looking for a more proactive solution. He is using a spray that has been effective in the past. Eldon reported that a house for the ducks was placed near the pond. The ducks appear to be nesting on Sunrose in a secluded area.

John said Clear Winged Borers have been caught in the traps. We plan to spray for them at a cost of approximately \$450. Eldon offered an alternative option requiring only one application per year. Imidacloprid Pesticide should only be used on trees and shrubs that do not flower, as this product will kill bees. Eldon believes that we would need approximately 100 quarts @ a cost of \$20 per bottle to take care of our trees. John agreed to look into this option.

Vern asked that we encourage people to call the Hotline with structural and sprinkler system concerns. Flags should only be used in case of emergencies, such as water shooting high in the air or leaks causing flooding. Vern recorded approximately forty Hotline calls this year. Approximately one half of those calls were related to structural issues, including removal of hornets' nests. There have been no irrigation calls as of this date. John said that both pumps will be running as of today, and so the water pressure on the lines will be

increased. John asked that emergency problems with the sprinkler system should be flagged and John or Herb should be notified by phone immediately.

b. Facilities Report (Bob Vogel)

Bob reported that the flag on the flag pole in front of the Community Center will need to be replaced after the wind dies down. The tip of the flag is worn. The question came up about having a light shining on the flag after dark. The cost of replacing the light again is cost prohibitive, and the lighting in the area around the flag pole appears to be adequate during the evening and nighttime hours.

c. Activities Director (MaryJo Ward)

MaryJo reported that we had 70 people attend the Corned Beef dinner on St. Patrick's Day in March.

The Social Committee will offer a Pancake Breakfast on April 25th. The cost for attending will be \$5 per resident. The Association will not be asked to contribute. The Association has agreed to pay for three dinner events per year:

Thanksgiving, Christmas and St. Patrick's Day.

No plans have been made for the 4th of July holiday. The social committee is in the process of deciding on an event. Perhaps a pot luck will be offered with the Social Committee providing the meat for grilling. A notice will be placed in the Cat Tales as plans are finalized.

The Social Committee is considering offering an Arts and Crafts event in August. Feedback has been positive about this event in years past. Harriet Stephens has organized offering a monthly gathering of artists from the Village to meet in the Community Center. She makes it clear that this is not a "class." It is meant as an opportunity for the many artists who live in our community to meet and work on their crafts together.

The Community Center has been reserved for a rental in July. It appears that rental requests remain the same as in previous years. The increased rental fee and deposit has not affected the number of people reserving the space for private events.

John asked the Board members for feedback on having sculptures displayed around The Village in common areas. Board members are cautious in opening our community to works of art that might be offensive to some people. The informal straw poll decision was that a picture of the work to be displayed be made available to the Board and then it would be decided on a case by case basis to display the item or not. Concerns were that there would be too much busyness in our quiet community, and that the work of maintaining the area around the display, such as mowing around it, would be counterproductive. Jerry Toft has made an impressive sculpture of a bird, which he has on display in the area of the rocks around his house. Some people have also included deer in the landscape around their homes.

There is an RV parked in the lot that appears to be falling apart and does not appear to be roadworthy. MaryJo requested that the vehicle be looked at and

possibly be required to be removed.

d. Covenants Ombudsman (Dan Colesworthy)

Dan reported that the vote taken to fill the positions of Landscape Maintenance, Vern Werth, and Facilities Director, Bob Vogel, were null and void because we did not receive ballots from 1/3 of the homeowners at VaCC.

According to the Covenants, Board Vacancies can be filled by a simple majority vote of the homeowners present at the Semi Annual meeting. One vote per household is allowed. A proxy will be attached to the Notice of the Semi-Annual Meeting distributed to all homeowners.

Since we are still in the Declarant Control Period, John can appoint Board Members to fill open positions.

In order to prepare homeowners for the voting procedure next year, Eldon suggested that we announce the importance of participation at gatherings of residents, such as Wednesday Coffee Meetings or the Social Hours that meet on the first and third Thursdays of each month.

This year, the Board opted to vote to continue the two Directors who agreed to serving another term by a simple majority of Board Members present. The vote was unanimous. The terms start effective April 1, 2015.

Effective April 1, 2016, two more positions will be available for service for a three-year term.

e. Treasurer (Dan Colesworthy)

Nothing to report.

f. Secretary (Lee Beasley)

Nothing to report.

5. New Business

a. Water is on, checking for leaks and system issues.

John reported that the two pumps will be turned on for the irrigation system today. This will cause additional pressure in the lines. He asked that in the event of emergencies people immediately call him or Herb directly and place a flag in the area of concern.

b. CCPHA maintenance

John is still looking for a qualified person to fill this position. There has been no response from potential candidates who meet the requirements of the position. Manuel and Herb are managing well during this time of searching for a maintenance person. Manuel will begin cleaning gutters and continue through the end of April. He will begin plant replacement in May. John estimates that 50 – 70 plants will need to be replaced this year. Valley Grown is the source for our planned bulk purchase of plants.

Manuel has been burning the cuttings from the bushes he trimmed this season.

He will continue composting as he has done in past years.

The Association provides tools to assist Manuel in his work. The EPA has strict standards for maintaining the safety of two-cycle engines. The pruning tool has been repaired now to comply with the standards. The quality of replacement tools is considered to make Manuel's work easier.

The arrangement we have with the temporary agency to employ Manuel is working well. They pay him weekly, and the agency allows us to pay by the month.

Mays Concrete has been contacted to assess the mud jacking concerns of some of the homeowners in the Village. The ground must settle first, and then John will call them and make arrangements to do the work. The option of foam jacking will be assessed as an alternative to mud jacking.

The drainage problem near the home of Donna James (1117 Sunrose Lane) will be taken care of after the ground settles. John has contacted two landscaping companies for estimates of the cost of repair.

c. Fence Alteration approval at 1120 Primrose (Raya Novak)

Raya and Miguel Novak requested permission to cut their patio fence back to 36 inches. Drawings were provided. Other homes in the community have similar designs for their fences. The Board approved the project unanimously. The Novaks are aware that they are responsible for paying for the alteration of the fence. John agreed to send a letter of approval to Raya and Miguel.

d. Temporary Storage in RV Parking (Ren Kucler)

The request for placing a storage unit in the RV parking area while the Kuclers have their house up for sale was denied because the Board did not want to set a precedent which would leave us open to other requests to place storage units on the property. In consideration for the Kucler's situation, John said he would consider making an exception. He will contact Ren and Frank directly.

e. Preliminary ideas for patio and porch (Karen Hutchison).

The preliminary plans submitted for approval to install a retractable structure over the patio area on the west side of Karen's home to shield it from the summer heat and contain her cat from escaping into the neighborhood and installing a retractable awning over her front porch was tentatively approved by the board. Gary Anderson (1157 Primrose) has installed similar retractable units over his patio and front porch area. Considerations would be that Karen provide more specific details of the planned construction and agree to be in compliance with the requirement that the coverings be retracted after dark. An Architectural Review Committee may be formed if necessary upon receipt of more specific plans from Karen. The Board currently serves as the ARC. There is some question about whether the screens on 1157 Primrose are retractable. Karen Hutchison's home is a different style from the Anderson's unit. We need more specific plans from Karen before we will finalize our decision.

f. Voting Results (37 for Both) and (7 Mixed Results)
See Dan's Report in 4.d.

g. Water fall at front entrance?
Still waiting on Bids.

h. Dog signage issue
All signs have been removed. If people post signs again, then John will send letters to residents who are posting the signs. People have recently been observed walking dogs that are not on a leash. The Association is not responsible for monitoring whether or not people comply with the law. There is a sign posted on the easement on 18 Road that leashes are required. Residents are asked to call Animal Control if they want to report a violation.

i Date for next Board Meeting: Monday, June 8, 2015 at 9:00 a.m.

6. The meeting adjourned at 10:46 a.m.

Respectfully submitted by Lee Beasley, Secretary.