

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

Date: Wednesday, June 3, 2015

1. Call to Order and Roll Call

The meeting was called to order at 8:32 a.m. Members present were: John Moir, Bob Vogel, Dan Colesworthy, Mary Jo Ward, Vern Werth, Eldon Miller and Lee Beasley.

2. The Agenda was reviewed and one item was added by Bob Vogel.  
Procedure for trimming the trees in the community

3. Minutes from the last meeting of the Board on April 13, 2015 were approved.

4. Presentation and Discussion by Board Members

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

Vern said as the trees in our community are aging, they need to be trimmed functionally in an artful fashion instead of simply being trimmed and shaped. He said there are many branches that hang so low that vehicles and pedestrians are affected. There are also some trees that extend so far that the branches brush against the houses. It is our policy to trim trees once every five years, and different sections of the community are scheduled on a rotating basis so that we can meet budgeting requirements. The plan for this year is to schedule trimming on Primrose at the end of June and complete the job by the end of August. Eldon said we should not trim trees earlier than the end of June because the Ash Borers are attracted to the exposed areas if we trim earlier in the year. Vern asked that a Golden Rain Tree near his home be removed because it drops "pods" throughout the year. He agreed to call the hotline, and ask his neighbors who are also concerned about the tree to call as well, to request removal. We will be planting trees in the fall according to schedule, and the tree in question will be assessed at that time. John reported that any flowering tree has either pods or fruit that need to be maintained. The western slope of Colorado has difficult soil to work with, and so we plant a variety of trees that can withstand our soil conditions. Variety is important because if a disease affects a particular type of tree in any given year, then we still have other trees that will probably not be affected.

Eldon was able to purchase replacement plants for \$1,000 this year. This is a considerable savings over the amount we spent in previous years.

The drainage problem at 1117 Sunrose Lane should be completed within the next two to three weeks.

John has focused Herb's responsibilities to be more task related instead of visiting and talking with residents. Herb and Manuel are working well together. The

Board agrees that as John begins to pull back as manager of the community, we need to have a plan to grow someone into the oversight position. John is working with Manuel and he is responsive to learning how to manage the overall tasks associated with smooth operation of the Village at Country Creek. It is important to the well-being of our community to have a capable person in place to oversee and manage the affairs of the Association as John completes this project over the next five to ten years.

b. Facilities Report (Bob Vogel)

Bob reported that the new flag to be hung on the pole in front of the Community Center will be repositioned on the rope so that it will not be worn from wind damage.

Bob said he has been getting calls from one of his neighbors who put his check in the suggestion box instead of the drop box for monthly dues. He was reassured that the check was taken care of. Mary Jo monitors the Suggestion Box regularly, and if there is a check there, she takes care of putting it into the proper box.

Bob received calls from his neighbors who said they had never been contacted to have the house numbers over their garages painted for better visibility. Dwight, the painter, is currently working on Primrose and Buttercup painting trim. He will be asked to contact the residents in the single-family houses who have not been contacted before.

c. Activities Director (Mary Jo Ward)

Mary Jo reported that we had 50 people attend the Pancake Breakfast in April. The Memorial Day Picnic, hosted by Diana and Vern Werth, was well done. It was pretty well attended, given that many people were away for that popular holiday weekend. The 4<sup>th</sup> of July festivities are still in the planning stage.

Mary

Jo is encouraging the Social Committee to finalize a plan soon so that a flier can be designed and distributed throughout the community announcing the event.

There was one Suggestion in the Suggestion Box recently. It addressed the possibility of graduating the monthly dues schedule to allow for variations in the time involved in landscaping around the different type of homes in our community (front units, back units and single family). The suggestion included charging a monthly fee for dog-owners. The Board decided to maintain monthly dues as they are now because the entire community benefits from well-maintained yards. Mary Jo will post the response on the bulletin board in the Community Center.

Mary Jo reported that windows in the Community Center are frequently left open and unlocked, which compromises the security of the building. The lights are often left on as well. A notice will be placed in the Cat Tales regarding these matters.

The question came up about creating a policy for Alcohol and Marijuana use in the Community Center. The Board decided not to address substance use issues at this time since we have not received any complaints from the residents.

Gary Younger, a City of Fruita police officer, has agreed to come to the Coffee on July 1<sup>st</sup> and make a presentation to people interested in Gun Safety issues. We currently have no concealed weapon policy in place. After Gary's presentation, we may decide whether or not we need to address the issue of gun etiquette in the Community Center.

d. Covenants Ombudsman (Dan Colesworthy)

Dan has noticed several projects completed by homeowners that have modified the exterior of their homes. This is a violation of the Covenants of the Association. The Board will work on an announcement that will be placed in the Cat Tales Newsletter as a reminder to people that projects they are considering that affect the exterior of their homes need to be approved by the Board before the work begins. Dan reminded the Board that any requests we receive for modification need to be addressed in a timely fashion, within thirty days of receipt of the request. If we don't respond within thirty days, then we relinquish our right to deny the request. The modifications that require approval are permanent changes to the exterior of our homes: gutters, downspouts, lawn adornments, fence heights, sky lights, screened in porches, etc. If we receive complaints from neighbors about questionable modifications we may have missed, then we will follow up with the homeowners assumed to be in violation of the Covenants.

e. Treasurer (Dan Colesworthy)

Nothing to report.

f. Secretary (Lee Beasley)

Nothing to report.

5. New Business

a. CCPHA Maintenance vs. Repair overview

This item will be addressed at our next meeting, since we are on a limited time-schedule today.

b. Irrigation Repair at Pump House

A broken pipe near the Pump House was discovered by Herb. When the irrigation system was turned off, after several days of rain, the problem was identified and repaired.

c. Reserve for Maintenance Garage

Our reserve funds for Long-Term Liabilities will be fully funded by the end of the summer. A Maintenance Garage to be built in the area across from the Model

Home on the corner of Sunrose Lane and 18 Road has been planned for several years. We need a facility to house large equipment and the tools needed for landscape maintenance at the Village at Country Creek. John estimates we could save \$5,000 to \$8,000 per year in a special fund to cover the project. Estimated cost is \$30,000. The Board will be asked to consider the funding of this project and the location of the garage at a later meeting.

d. Manuel to start Fence Oiling on Sunrose (1 Quad per day)  
The projected finish-date for this project is mid to end of July.

e. New Cleaning person for Club House (Karen Rowe)  
We have a new person cleaning the Community Center now. Karen Rowe will need some time to get up to speed. Stripping the old wax from the tile floors and re-waxing them is one of the tasks she plans to take care of.

f. Date for Next Board Meeting: Monday, June 29, 2015 at 9:00 a.m.

6. The meeting adjourned at 9:55 a.m.

Respectfully submitted by Lee Beasley, Secretary.