

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

Date: Monday, August 10, 2015

1. Call to Order and Roll Call

The meeting was called to order at 8:59 a.m. All members were present: John Moir, Bob Vogel, Dan Colesworthy, Vern Werth, Eldon Miller Mary Jo Ward and Lee Beasley.

2. The Agenda was reviewed and adopted.

3. Minutes from the last meeting of the Board on June 29, 2015 were approved.

4. Presentation and Discussion by Board Members

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

Eldon brought the peeling paint on the front of the house at 1109 Buttercup Lane to the attention of the Board. (Don and Janet Beard's house). John and Eldon will assess the damage. There are two trees that also need to be looked at: 1180 Marigold Avenue and 1117 Daisy Lane. A Systemic Insecticide may need to be applied.

Vern said he has received comments from residents about the overgrown areas in yards. As the neighborhood ages, the yard maintenance needs intensify. John has worked with Eldon on landscaping the area around the new houses being built. There will be more perennials and fewer shrubs that require more care. As shrubs die off in the older areas of the community, they will not be replaced, or they will be replaced with plants that require less maintenance while still presenting an attractive appearance. We are required to adjust to a new norm now, as landscaping needs have increased over the years.

Thorough pruning is scheduled for Spring and end of summer. John is working with the Board to create a Maintenance Schedule so that residents are aware of tasks to be performed as well as a timetable so that residents are aware of maintenance plans for the community. Our plan is to distribute the Schedule to residents at our next Semi-Annual Meeting in September.

Dan said the trees from a neighbor's property in back of the houses on Sunrose Lane are overhanging the roofs on the back units. John agreed to speak with the land owner and try to come up with an agreement to share the cost of trimming the trees.

According to the Maintenance Schedule, the tree trimmer completed 1102 – 1140 Primrose and Daisy this year. Next year they will complete Primrose as well as Marigold. Residents should be encouraged to call the Hotline with concerns.

b. Facilities Report (Bob Vogel)

Bob reported that there have been some problems with leaving lights on in the Clubhouse after people have left, and doors in the back and in the storage area have been left open. There is a note posted on the thermostat in the exercise area stating that the temperature should not be set lower than 72 degrees. The air conditioning unit will freeze up if that setting is not maintained. A notice will be placed in the Cat Tales Newsletter reminding residents to pay attention to these details after they use the facilities.

The new flag has been installed on the flagpole in front of the Community Center. The old one was beginning to fray. The question came up about whether the flag is sized properly for the height of the pole. The new flag is the same size as the one we replaced. When the flag is required to be flown at half mast, we will lower it to  $\frac{3}{4}$  mast so it is not too low.

We are considering various options to install an electrical source so that there will be a light illuminating the flag at night to bring us into compliance with proper flag etiquette. John agreed to contact electricians for cost estimates.

Residents will be asked for feedback at the Semi-Annual Meeting in September regarding the costs involved. We will also ask for opinions about whether residents want to continue the tradition of flying the flag. Perhaps there will be a number of people interested in forming a committee to be in charge of tending the flag.

c. Activities Director (Mary Jo Ward)

The carpet in the Clubhouse is in need of a thorough cleaning. Mary Jo said Dee Ricto, at Fruita Floors, has been recommended to her. The number is 270-9422. We also need to find a cleaning service to take care of regular cleaning of the clubhouse. It has been noted that there are cobwebs showing up as well as areas that have not been maintained by the current cleaning person.

The July 4<sup>th</sup> community picnic received high praise from the 38 people who attended. Raya and Miguel Novak arranged the event. The Social Committee will decide if there is enough interest in providing a Labor Day gathering. Sunrose Lane residents are planning a Progressive Dinner on Friday, September 18<sup>th</sup>. The Progressive Dinner will end with dessert served in the Community Center this year. There have already been several opinions expressed, both pro and con, regarding this change from having each phase of the dinner (appetizers, main course and dessert) served at peoples' homes. After the dinner, we will decide whether to return to the usual format for future Progressive Dinners.

Marlen Paull asked if a guest speaker could be invited to address the community on the topic of Orthobionomy. The Board declined to allow this guest speaker because it could be interpreted as a promotion for a service endorsed by the Board.

The Community Center has been rented for a function on September 5<sup>th</sup>. Signs will be posted announcing the reservation.

Mary Jo asked when the cart would be available for moving chairs from the storage area to the meeting room. As the holiday season is fast approaching, it would be good to have that cart available soon.

d. Covenants (Dan Colesworthy)

Dan has been in touch with Lindsey Wulff regarding questions about the Covenants. This item will be addressed below in section 5b.

e. Treasurer (Dan Colesworthy)

Dan reported he has the information available to review the financial status of the Association. He will provide his feedback at the next meeting of the Board. We will begin the process of assessing the amounts currently being held in the Reserve Fund accounts before the end of the year. We want to ensure that the funds available are adequate to meet the projected needs of our community.

f. Secretary (Lee Beasley)

Nothing to report.

5. New Business

a. Review Financials to Date

John reminded us that the current income statement does not reflect all the YTD expenses compared to last year's figures because we have not yet completed the month of August. Items noted were Landscape Maintenance and Landscape replacement. Next year we will need to bring in a part time employee to help with Landscape Maintenance. This is a transition year, and so patience is required as we move closer to being in compliance with the Projected Maintenance Schedule.

b. Comments from Lindsey Wulff

John met with Mr. Wulff to discuss his concerns. There were four areas addressed: (1) Two studies for adequate Reserve Accounts are recommended according to Mr. Wulff. John said the Board has scheduled a review of the Reserve Accounts later this year. The formula we use to determine the viability of the accounts is: Replacement Cost x Percentage (1.3). (2) Mr. Wulff said interest amounts from the accounts should be specified as a separate line item. John said the interest income will be shown on all future Budgets. (3) Mr. Wulff suggested that in other Associations he has been part of, they had a Cost Accounting method of reporting. Since the State of Colorado does not require this accounting procedure, our Board of Directors will review and audit the figures. (4) Mr. Wulff pointed out that patio railing restoration should be considered repair and not maintenance. John agrees. In exploring options, it may be determined that the powder coating method is more cost efficient than using a wire brush and Rustoleum.

c. Schedule for Maintenance at VaCC

The Schedule for Maintenance will be available to residents at the next Semi

Annual meeting. Residents will be reminded that this is a work in progress and positive comments are welcome. The purpose of the Schedule is to keep residents informed about the work schedule required to keep the community looking attractive and in good repair.

d. Maintenance on Patio Railings

As discussed in 5b above, maintenance and repair of steel railings will need to be reassessed by the Board and brought to the Association for comments. If the restoration of the railings is to be considered maintenance, then the Association will be required to pay for the work. If we consider it a repair item, then individual homeowners would decide on the method of repair at their own expense. As of this date, the Association has paid for powder coating on two properties.

e. John asked that Board Members review the proposed Maintenance Schedule and get back to him with comments and/or suggestions before our next meeting.

f. Date for next Board Meeting is Monday, September 21, 2015 at 9:00 a.m.

g. Date for the Semi-Annual Meeting is Thursday, September 24, 2015 at 7:00 p.m. When the notice is sent to residents regarding this meeting, John will include a reminder that two new Board Members are needed early next year, and so people can be thinking about who they would like to nominate. Current Board Members agree that it is a positive opportunity to serve on the Board, and new members are welcome.

h. The meeting adjourned at 11:35 a.m.

Respectfully submitted by Lee Beasley, Secretary.