

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

Date: Monday, November 9, 2015

1. Call to Order and Roll Call

The meeting was called to order at 9:06 a.m. Members present were: John Moir, Bob Vogel, Vern Werth, Lee Beasley, Eldon Miller and Mary Jo Ward. Dan Colesworthy was absent.

2. The Agenda was reviewed and adopted.

3. Minutes from the last meeting of the Board on September 21, 2015 were approved.

4. Bev Stone was unable to attend this meeting, but John Moir announced that she has agreed to serve as Treasurer, and will hopefully attend the next meeting of the Board in December.

5. Presentation and Discussion by Board Members

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

Eldon said two residents approached him with requests for tree replacements. (1) 810 Marigold Court has a plum tree that should be replaced since it was improperly trimmed, and is growing out of alignment. (2) 1138 Primrose Lane has a crab apple tree that should be replaced. Herb told the homeowner that the cost to remove the tree would be \$100, and that the tree would be replaced with a shrub.

John said both properties will be assessed in the spring of 2016 for consideration for replacement.

Vern said the Siberian elms at the back of his yard, near the wash are taking over the "domestic" trees and should probably be cleared out.

Vern said he has noticed over the last three years that a positive effort has been made to remove leaves in the fall. He suggested that Manuel could use some assistance with the increased landscape maintenance demands in the Village. This suggestion will be addressed later in New Business, Section 6 d.

b. Facilities Report (Bob Vogel)

The exterior storage room doors have been found unlocked. We have had painters working recently, and they are probably responsible for leaving the doors open.

Mary Jo told Bob that they have been having a difficult time receiving emails from the State of Colorado regarding the lowering of the flag to half mast on various days throughout the year. She said that Jim will comply with the order to lower the flag only when the directive comes from the White House. The Board agreed that this is an acceptable solution.

We have not received an estimate for the cost of shining a light on the flag during the night. There have been no concerns expressed from residents.

Bob also commented that the leaves need to be picked-up on Marigold.

John said Mike had a stroke, and this has slowed the usual flow of the work. Mike's son has stepped in to help with the project, but he is not as efficient as Mike has been. This problem will probably be resolved now that Mike is back supervising the job.

Manuel is working on cutting branches back behind the Sunrose Lane houses on the north side. Vern suggested that next year perhaps we can cut back the trees behind his house north of the wash.

c. Activities Director (Mary Jo Ward)

Mary Jo asked John if there would be an area of the planned maintenance building set aside for storing holiday decorations. John said that would be arranged.

Residents asked if there would be a bonus paid to Manuel for Christmas.

John said Manuel usually plans to be away from December through Mid-January, and he continues to be paid while he is taking some time off.

That is the arrangement the Association made with him when he was hired. John said there is no money planned in the budget for a Christmas bonus; however, if residents wanted to get together and put together a Christmas gift for Manuel, he believes the thoughtfulness would be appreciated.

The Halloween Party went well. All agreed that the decorations were fun and everyone had a good time.

There was a note in the suggestion box asking if it would be permissible to invite men to the Ladies' Lunch. After a brief discussion, Mary Jo said she would post a response on the bulletin board. The Ladies' Lunch is for women. The Men's Breakfast is for men. There are enough activities for men and women to get together throughout the year. The Socials on the first and third Thursdays are open to anyone who wants to attend.

65 people have signed up for the Thanksgiving Dinner. We have had 65-70 people in the past. The cost of the meal is \$16.00. The Social Committee is asking people who want to attend to pay \$10 per person. Since we don't have many catering services to choose from, we will try Berna B's services this year. The menu looks like it will be a delicious meal.

Mary Jo posted a note on the Nextdoor.com website reminding people that tomorrow at noon is the deadline for signing up for the Thanksgiving meal.

P.S. Catering will provide the Christmas dinner again this year. Shelly's meal and the service she provided was well-received last year.

Now that it is legal to grow pot plants in Colorado, Gary Younger, a police officer in Fruita, gave his usual presentation about what is going on in Fruita on the first Wednesday of the month last week. He provided some information for us: we can grow up to six marijuana plants, but they must be grown in an enclosed area, such as a small greenhouse. Many

people are using pot for medical reasons, and perhaps some are recreational users who live here. There has been no problem reported in our community about pot and its use.

There was one Club House Rental booked for October.

Someone asked Mary Jo if anyone had ever considered burying a time capsule for the Village. Mary Jo said she puts together Memory Books each year. They serve as a record of activities offered and the residents who participated in them. The books are available to residents who want to remember fun times we shared.

It's a time-consuming task to create the Memory Books, and Mary Jo said she is behind by about one year. She will put together the 2014 Memory Book, and then perhaps in January we will put a note in the Cat Tales

Newsletter asking if anyone would be willing to take over that activity for our community, beginning with the 2015 year.

John noted that there are collages hanging on the wall in the hallway, near the name tags, showing residents enjoying activities together from 1999 through 2003.

The Memory Books are available on the bottom shelf of the table near the food donation box from years 2004 through 2013.

People who are organizing events are encouraged to remember to take some pictures for the Memory Books each year.

Raya Novak asked if she could start up a Welcoming Committee for new residents to our Community. The recommendation is that she put together a proposal and present it to the Board. This will ensure that accurate information is provided to new residents.

d. Covenants Ombudsman (Dan Colesworthy)

Dan was not at our meeting today, and so there is nothing to report.

e. Treasurer (Dan Colesworthy and Bev Stone, Treasurer to Be)

Neither Dan nor Bev was able to attend today.

f. Secretary (Lee Beasley)

Nothing to report.

6. New Business

a. Drone regulations at VaCC

A drone was seen flying near peoples' homes in the Village, and it seemed to be a violation the privacy of residents. A relative who was visiting a resident was found to be the offender. Restrictions written on instructions for Drone operation include: (1) Drones should not be operated in high-density residential areas, and (2) the operator should not be under the influence of alcohol.

The City of Fruita is working on an ordinance regarding the use of drones, and the final document should be available in approximately six months.

We will post a notice in the Cat Tales about drone activity. We prefer not to have unauthorized drones operated in our community. The message will convey that it is a sign of disrespect of our neighbors' privacy to fly

the devices. When the City ordinance is published, we can let people know they can call the authorities to enforce it.

b. Review of Financials to Date

John reviewed the financials through the end of November. He noted that there were some additional expenses this period. (1) We had to call a new painting company to correct some of the work previously done by another firm. The new company did a thorough job of carving out old caulking and replacing it. We will call the new painter next year, and if his quality work continues we will work with him on future projects. Bob

Vogel suggested that the numbers on the single family homes be painted to increase visibility. (2) The mailbox areas had to be repainted.

Painting the outside of the Community Center will be done next year.

We are on track with expenses this year.

John guided us through each line item of the budget beginning April 1, 2016:

The Pump House Reserve fund was moved to the Irrigation Reserve Fund.

Shrub Maintenance and Fertilization will not require as much funding next year according to projections.

Wintertime is a good time to get caught up from expenditures over the summer months. The expense of hiring Herb will drop off between \$1,200 and \$1,500.

Manuel's pay is year round, as agreed to in the contract he signed when he was hired.

The cost of snow removal will increase.

We will see an increase in our checking account over the winter months because the cost of lawn maintenance and fertilizing will decrease.

Gutter cleaning is completed. Manuel did the work himself, and so we did not have to hire an outside contractor. Manuel reported to John that the gutters appeared to be in good condition. He noted there were no leaks. Residents will be reminded in the Cat Tales Newsletter to turn on heat tape in the gutters for the winter.

If anyone is interested in installing heat tape, they should contact Bonnie for a list of people to contact who are qualified to do the job. A note will be included in the next Newsletter about this.

Winterization of evaporative coolers is completed.

John plans to analyze the Reserve Funds in time for the Board to Review the Study at our next meeting in December. At the PHA meeting in February, residents will be notified that the Reserve Funds Study is available on the Bulletin Board and also on the Village at Country Creek website.

c. The Preliminary Budget for 2016-2017

The Budget was reviewed with John. We will have final figures available at the PHA Meeting in February 2016. Adjustments in the projected budget have been made according to the assessment of needs, taking into consideration that the cost of covering some expenses is increasing.

John pointed out that the new budget is based on 150 residential units.

Interest from Savings has been added as a line item.

The preliminary budget does not require an increase in dues at this time. There is no change in Administrative Expenses.

There is a small increase for Lawn Maintenance/Grub Control. Mike has taken a small increase over last year.

Eldon is conducting a ph study of our soil to make it easier to choose plants that will thrive here.

The Grand Junction Drainage District is imposing a 3% increase to the cost of using irrigation water. The court is involved because it appears that the project was not well researched, and the Drainage District is trying to make up the difference by raising fees.

Irrigation system maintenance projections are higher this year because the system is aging, and the cost of replacing sprinkler heads and parts has increased.

Maintenance Personnel includes Herb, Manuel and the new part time hire. PHA Sponsored Festivities funding has increased over last year. It is our belief that the activities we provide enhance the community experience.

The Association contributes to three events each year: Christmas Dinner, Thanksgiving Dinner and St. Patrick's Day Dinner. The Social Committee budget balance is estimated to be approximately \$4,200. These funds are available for providing fun activities and decorations for the community.

Vern said he appreciates the transparency and ease in communicating between the Board of Directors and the Social Committee. It is the impression of members of the Board that our community works well because people are willing to speak openly and work together without competing interests.

Cleaning Service costs will increase due to an increase in the cost of providing services. Community Center windows will be washed now that the irrigation water is off. Floors are scheduled to be stripped and refinished within the next two weeks.

Routine maintenance cost amount is increasing because the charge for servicing the geothermal units has increased.

We have not received any bids back from cement companies regarding the restoration of common area driveways that are breaking down.

John said the City of Fruita is making some funds available for sidewalk repairs. The City may pay 70% of the cost, and homeowners will need to pay 30%. We will be informed when the funding from the City is available.

When we have a five-year running budget, we will have a better idea about necessary dues rate increases in the future. A five-year projection will be part of the Reserve Fund Study John will provide at our next Board Meeting.

The final Proposed Budget will be sent out with the Notice about the February 2016 PHA Meeting.

d. Proposal to Hire a Temp Worker for Periods During the Summer.

The Board considered a proposal to hire a temporary worker for the summer months in 2016. Manuel will supervise him. The person we hire will come to us through a temporary service, so that they will be responsible for paying him and taking care of his tax withholding. He will

have regular work hours and wear a tee-shirt with a VaCC logo so that residents will be able to identify him easily. We require that the person be documented. Some homeowners have expressed concern that improvements need to be made so that we can maintain the high quality of our landscaping standards. Everyone was in agreement that this is a step in the right direction. As our community grows, landscaping requirements increase beyond what one person can manage. With good supervision and a consistent schedule, we are hopeful that we will find a responsible high school or college student who wants to work for the summer and learn new skills as well as a good work ethic.

e. Considerations for the Different Reserve Fund studies

John asked that Board Members let him know before our next Board Meeting of needs that should be considered in maintaining adequate Reserve Funds. He will conduct a study of our current funds and projections and make the results available to our Association at the next PHA Meeting in February 2016.

f. Date for next Board Meeting is Monday, December 14, 2015 at 9:00 a.m.

g. This Meeting adjourned at 11:06 a.m.

Respectfully submitted by Lee Beasley, Secretary