

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

Date: Monday, January 18, 2016

1. Call to Order and Roll Call

The meeting was called to order at 9:03 a.m. Members present were: John Moir, Bob Vogel, Vern Werth (joined us late), Eldon Miller, Dan Colesworthy, Mary Jo Ward, Bev Stone and Lee Beasley.

2. The Agenda was reviewed and adopted with the addition of a discussion on the progress of the newly forming committee to welcome new residents to the Village at Country Creek.

3. Minutes from the last meeting of the Board on December 14, 2015 were approved.

4. Presentation and Discussion by Board Members

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

Mike was asked to remove snow throughout the community in a timely manner. The storm on Christmas left some of the homes on Marigold without snow removal until the following day. John said he spoke with Mike, and a more efficient plan is in effect so that people will have driveways and a path on the sidewalks cleared before the snow on the easement between Marigold and 18 Road is removed.

b. Facilities Report (Bob Vogel)

Bob reported that the battery on the scale in the Community Center was replaced. There were no other problems that needed attention.

c. Activities Director (Mary Jo Ward)

Mary Jo noted that 58 people have signed up to attend the Soup Night planned for Saturday evening this week.

The St. Patrick's Day dinner is planned for March 16th this year so it will not interfere with the Social Hour scheduled for Thursday. Members of the community asked that the Social Committee not plan activities for a day that already has a community event scheduled.

The Social Committee is looking into replacing the faucet in the kitchen sink to make it easier to fill and clean the 30-cup coffee pot.

65 residents enjoyed the Christmas Dinner last month.

d. Covenants Ombudsman (Dan Colesworthy)
Nothing to report.

e. Treasurer (Bev Stone)
Bev is in the process of meeting with John so that she can learn the tasks required by this position.

f. Secretary (Lee Beasley)
Nothing to report.

5. New Business

a. Coffee price increase

Mary Jo reported that the Social Committee decided not to increase of the Wednesday Coffee fee from \$0.50 to \$1.00 because of the strong push-back from the Community. The price of Coffee will stay the same, and the amount of reimbursement to people who provide refreshments will also remain the same.

b. Which Board Members are interested in leaving the Board?

Facilities Director (Bob); Horticulture Advisor (Eldon); Landscape Director (Vern); Covenant's Ombudsman (Dan) and Secretary (Lee) will have served on the Board for at least three years by mid-2016. All Board Members agreed that it is important that members of the community have the opportunity to serve on the Board so that they can become informed about the governance of the Association. Most Board Members whose positions may be filled by other people interested in serving agreed that they would be willing to work with the new person to familiarize them with the duties involved and help them through the learning curve that is part of assuming a new role. John agreed to speak with potential candidates and determine levels of interest. It is important that people understand that husbands and wives should not serve at the same time. Ballots will be mailed to residents by January 22, 2016.

The Board agreed that we would prefer to ask residents to vote for new Board Members rather than asking John to appoint them. Encouraging residents to be involved in the process will promote more willingness to be part of the community.

c. Possible New Board Members

John will approach the following people and ask if they are interested in serving on the Board for a three-year term:

Jan Peterson 1117 Primrose Lane

Marlen Paul 825 Marigold Court

Angela or Scott Nelson 1213 Sunrose Lane

Joyce Kurt 1206 Sunrose Lane

d. Reserve Fund Discussion

John used the Reserve Fund Study to create the proposed budget for 2016-2017 (Beginning April 1, 2016). The proposed budget is a projection of the monies we will need to cover our expenses as we move forward. There is NO increase in dues projected for the next fiscal year. We may need to ask for a \$5 or \$6 dollar increase per month in 2017.

The Board decided it is important to keep the community informed of plans to build a Maintenance Facility which will cost approximately \$40,000. This project may require another \$5 dollar increase in dues when we decide to build the building, perhaps in 2017. The plan is to build this facility so that it blends with the surrounding homes, and it will be attractively landscaped.

In 2017, we expect the number of units in our development to increase to 155. When all five phases are complete, the projected number of residences is expected to increase to 210 or 220.

The Board unanimously approved the Change in the Allocation of Reserve Funds based on the Reserve Fund Study conducted by John Moir in 2015.

Projections over the next five years show that at some point Sunshine will no longer be involved in our development. The Board will gradually assume the responsibility of managing the Association ourselves or deciding on how we want the project managed. Dan stated we have three options after John is no longer involved as manager: (1) We can hire a management company to run the Association; (2) we can hire a manager who would ask the Board for direction in how we want our Association managed; or (3) we can manage the Association ourselves. John suggested that, in his opinion, hiring a manager who is responsible for three or four Associations and values input from our Board about decision making would be our best option. John said he would focus on the logistics of hiring the right person for the job during his last year of involvement.

It is our plan to continue to have a Board in place that is dedicated to the careful planning and management of the Village at Country Creek, and is willing to work with a manager who has our best interests in mind.

e. Approval of Budget for 2016-2017

The Board voted unanimously to approve the proposed budget for 2016-2017, beginning April 1, 2016.

f. Discussion of oversight of the newly forming Welcoming Committee for new residents in the Village at Country Creek.

The Board suggested that the Welcoming Committee meet with the Board shortly after the Semi-Annual Meeting of the Association on February 25, 2015. The purpose of the meeting is to ensure that information given to new residents accurately reflects the spirit of our community and the advantages of

choosing to live here.

The group plans to assemble a packet of information, 8 – 12 pages to be distributed to new residents. The Association is expected to provide funding for this project; however, more discussion is required to clarify how the committee proposes to proceed and how the Board can provide input and ensure accuracy of the information to be provided. How the project will be funded has not been decided at this point.

Discussion included a proposition that the Welcome Committee be organized as the Social Committee is run with a representative on the Board. Another suggestion was that the Welcome Committee be organized as part of the Social Committee. There was some concern over the workability of this suggestion.

Another suggestion is that the message be conveyed that we respect all members of the community and not judge people by their level of involvement in community activities.

g. Date for next Board Meeting is Monday, February 22, 2016 at 9:00 a.m.

6. This Meeting adjourned at 10:57 a.m.

Respectfully submitted by Lee Beasley, Secretary