

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

Date: Monday, May 23, 2016

1. Call to Order and Roll Call

The meeting was called to order at 9:12 a.m. Members present were: John Moir, Bev Stone, Eldon Miller, Marlen Paull, Scott Nelson and Lee Beasley. Joyce Kurt and Mary Jo Ward were absent. Jan Peterson attended as a visiting resident of the PHA.

2. The Agenda was reviewed and adopted.

3. Minutes from the last PHA Board Meeting on March 21, 2016 were approved.

4. Brief discussion and review of Financials

John reviewed the financial report ending May 31, 2016. The Association is meeting expenses and is in a strong financial position. John reported there are differences in some of the line items compared to last year because of posting dates. For example, bank service charges are less than this time last year because the charge has not been posted yet as of this date. All figures resolve themselves by the end of the fiscal year.

All residents are current in payment of dues. If a resident is in arrears, Bonnie follows up with them. A form letter is being considered for ease in mailing reminders to residents.

The \$50 title transfer fee included in the obligation of homeowners who sell their homes, which was recently approved by the Board is now in effect.

5. Presentation and Discussion by Board Members

a. Landscape Maintenance Lawns, Trees and Shrubs (Eldon Miller and Marlen Paull)

Eldon said there were 70 plants scheduled for planting that were left on the trailer until there was time to plant them. One plant was found to be missing. Eldon suggested that in the future, only half that number should be set out for planting on any given day. 35 plants is a more manageable number to plant in one day and will lessen the temptation for people to remove them without permission.

Lynn Bowers, 1134 Primrose Lane has been working with Eldon to replace some of her plants. She thought the Association should be responsible for replacement. Our policy is that the resident purchases the replacement plant and the Association puts it in the ground. If a plant dies, the Association will replace it at no charge to the homeowner. Lynn also was disappointed that her viola flowers were sprayed. John explained that violas will take over an entire area if they are not kept under control. Our covenants state that the PHA owns the landscaped areas and the residents own their own homes.

Carey, 1166 Primrose Lane, has three bushes she would like to replace. She understands that she will need to purchase her own replacement plants. Carey spoke with Marlen who passed on the information to Herb, who said he would follow up. Carey is concerned because she has seen snakes in the bushes she wants to have removed.

Scott asked if there is a list of plants that are approved for planting. John said there is a list of approved plants, shrubs and trees which has evolved to include plants that grow better in shady areas. As the Community ages, we have more shady areas to work with. We do not plant aspen trees because they do not do well in the summer heat and alkali soil. Cottonwoods are not on our approved list because they tend to spread and take over the areas where they are planted. It is a challenge to clean up leaves in the fall because some trees drop leaves later in the year. Linden trees and pear trees fall into this category. Some trees drop fruit in the spring. Typically Codie uses the blower to clean out the rock areas around the homes and patios, but sometimes this task is not done at within the homeowners' time frame. Homeowners are encouraged to call the hot line with any concerns.

Eldon noticed a white car parked on the street near the north entrance to the walking trail. He said there was a new sleeping bag in the area behind Bev and Don Stone's home, 1170 Primrose Lane. Eldon asked if the Stones had company and knew they were sleeping outside. Bev said she was unaware of this person sleeping in the yard. She and her husband, Don, will keep an eye on anything unusual going on in the area.

b. Facilities (Joyce Kurt)

Joyce let us know that she would be out of town for this meeting. She reported that she is enjoying her job, and checks the Community Center frequently throughout the week. She is working with the current cleaning service to improve the quality of the work being done. We had an event over the weekend at the Community Center, and the person who rented the space said she had to clean the bathrooms and some of the windows herself because they did not meet her standards. Joyce has organized the equipment manuals for the exercise room. Bev reported that the exercise bicycle is broken again, and will need to be repaired. Joyce will be taking over the task of renting out the Community Center to residents for private events from Mary Jo.

c. Activities Director (Mary Jo Ward)

Mary Jo said she would be away for this meeting, but she left a list of events being planned by the Social Committee:

1. There were three rentals of the Community Center this month.
2. Bev and Don Stone have offered to sponsor the Memorial Day Picnic.
3. The Garage Sale will be held on June 11th. Those wanting to participate need

to call Bonnie. She will put an ad in the paper if there are at least six residents involved. Garage sale signs are in the supply room. They are not user friendly. In the future we may want to purchase the red “stick in the ground” type.

4. The 4th of July picnic will be held at 4:00 on the 4th. The Social Committee will provide hot dogs, hamburgers and dessert. Residents are asked to bring a pot-luck dish in three categories . . . green salad, pasta and jello. This will be decided by dividing the alphabet into three sections. Look for additional information in the July Cat Tales.

Mary Jo expressed appreciation to the people who are helping to cover events while she is away.

d. Covenants Ombudsman (Scott Nelson)

As we prepare the Welcome Packet for new residents, it is important to ensure that new homeowners and renters know about the Covenants and become familiar with them.

Tami and Russ Parker, 1106 Sunrose Lane, are in violation of the Covenants of the Association regarding parking vehicles in the street for extended periods of time. They are also running a catering business out of their home. John sent a letter to them informing them of the Declarations violations. Since the Parkers are renting their home John is trying to locate the address of the owner to inform him of the problem. Neighbors have been complaining about the vehicles parked in the street and in the quad space, and now the issue of running a business from their home is causing some concern. Scott will prepare a proposal for interpretation of Article 10.5 (a) and (c) in the Declarations. He will present the proposal at our next Board Meeting for review and further discussion.

e. Treasurer (Bev Stone)

John presented the review of the Financial Statement. See #4 above.

f. Secretary (Lee Beasley)

Nothing to report.

7. New Business

a. Review of Welcome package and discussion with representatives of Welcome Committee

Jan was responsible for putting the Welcome Committee Proposal out for the Board’s review. She has the proposal on her computer, and said she would be willing to make any modifications made at our meeting today. Her recommendation is to keep the Packet brief, and not include any information that would need to be updated regularly.

A spirited discussion followed, and all Board members offered suggestions and opinions about information to keep in the Packet and what should be eliminated for various reasons.

One suggestion was to have a representative from the Welcome Committee serve on the Board so that there would be better communication between the two entities. It is the opinion of the Board that welcoming new people to our community is important in building relationships and making sure new people have access to information that will make their experience of living in the Village at Country Creek a pleasant one.

Jan agreed to incorporate the suggestions from today's discussion into an updated version of the Packet to be presented at our next meeting. Lee said she would be willing to assist Jan in putting the evolving Packet together.

One suggestion was, if a single man moves into the community, to have a man and woman deliver the Welcome Packet. Marlen said she thought it would be a good idea to have both sexes represented if a widow or a single woman moves in as well.

Another suggestion is to clarify the Village at Country Creek and the Patio Home Association on page 15 (Clarification of the Declarations) to minimize confusion. John said he would assist Jan in fine-tuning the map to include house numbers and correct some of the information shown on the current map.

There is excitement about this needed project for the enhancement of the experience of living in our community.

b. Review of Contractor Bids

Mays Concrete will begin to assess any damage to the cement in driveways and notify homeowners of the cost of repairs. Our agreement with Mays is to meet a minimum of \$13,000 in repair work. Each quad will be responsible for making the needed repairs. All four units in the quads will share the expense. If quad residents agree to split the cost of repairs two or three ways, that would be acceptable. If there is no agreement among quad homeowners to pay the cost, then a lien will be placed on the non-participating homes and be paid when the house is sold.

Estimated length of time to complete this project is four months (by October 2016).

c. Masterpiece Painting, exterior of Community Center to begin by the end of May Masterpiece Painting began work on this project today.

d. Marlen Paull's replacement

Marlen Paull is planning to move to North Carolina by the end of June to live closer to her daughter. She offered a suggestion that John speak with Shirley Spangenberg, 1180 Marigold Avenue, about filling her position on the Board. Another person John may contact is Shirley Schultz, 1115 Buttercup Lane. The Board agreed that involving at least one Board Member from each neighborhood of the Community would provide better overall representation.

e. Fence bordering Carl Peterson's property

John suggested that the Board consider approval of the installation of a chain-link fence between the Peterson property and the Village at Country Creek land. The goal is to better define the boundary between the two properties and to improve the feeling of safety when our employees are working near the pump house. John agreed to present an estimate of the cost of putting up the fence at our next board meeting.

f. Date for next Board Meeting is Monday, June 6, 2016 at 9:00 a.m. Welcome Committee members have been invited to attend this meeting to offer feedback and continue fine-tuning the work already begun on putting the packet together.

8. This Meeting adjourned at 12:11 a.m.

Respectfully submitted by Lee Beasley, Secretary