

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

Date: Monday, June 6, 2016

1. Call to Order and Roll Call

The meeting was called to order at 9:04 a.m. Members present were: John Moir, Bev Stone, Joyce Kurt, Eldon Miller, Scott Nelson and Lee Beasley. Mary Jo Ward was absent. Jan Peterson and Angie Nelson attended as representatives of the Welcome Committee.

2. The Agenda was reviewed and adopted as written.

3. Minutes from the last PHA Board Meeting on May 23, 2016 were approved.

4. Brief discussion and review of Financials

Since our last Board Meeting two weeks ago, John reported not much has changed. He said when the bills come in we are able to pay them. The Association is in a strong financial position.

5. Presentation and Discussion by Board Members

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

Eldon has been observing the landscape of the Village. The Golden Vicary Privets, an ornamental bush with vari-colored yellow leaves, are beautiful this year. They are growing throughout the Village.

Eldon brought a sample of bluegrass which has contracted the ascochyta fungus. He said there are three things that encourage the growth of fungi: water, wind and heat. People often make the mistake of watering a brown area in the lawn, thinking there is a lack of water. If the cause of the brown area is a fungus, watering only serves to encourage the fungus to grow.

Eldon also brought in samples of various types of pine trees that grow in our area. He pointed out the difference between spruce and pine trees. The cones are different. Bristlecone, lumber pine and Austrian pine trees grow well here.

John let Eldon know that Mike Reed's daughters will work twelve to fourteen hours per week pulling weeds and blowing leaves out of the rocks. Shane Curtis is a new hire. He will work two days per week to help Cody with the pruning of forsythia, lilacs and other shrubs that have finished blooming. This is a busy time of the year for our landscapers.

b. Facilities (Joyce Kurt)

Joyce reported that she has organized the equipment manuals into a centralized location. Joyce has put together manuals and warranty information in a black binder, which is kept in a bottom drawer in the library. Treadmills and exercise bikes are seven years old, and they are used several times per day. Some of the

units may need to be replaced. Joyce is researching estimated costs for repairing the equipment. She has called some repair people, but she is not getting prompt responses. She will continue trying to reach them.

One of the recent rental parties left stain spots from birthday cake on the rug in the Community Center. Joyce said she would be able to clean the rug herself, but this is not an ideal situation. Ants have been discovered in the Community Center meeting room.

Joyce said she would work on designing a sliding scale fee proposal for renting the Community Center to our residents for private functions. The scale will be based on the number of people expected to attend the event. Joyce will bring the proposal to the Board for review.

There are several donated items in the shower room outside the exercise room. They are meant to assist people who need walkers and other assistance with mobility. Perhaps we could consider putting a note on the bulletin board or in the Cat Tales indicating that the items are available for residents' use. Another suggestion is to put the items in a closet so they are not taking up space in the shower room.

John has keys to the Community Center available for people who need an extra key. The cost is \$3.00.

c. Activities Director (Mary Jo Ward)

Mary Jo said she would be away for this meeting, but she provided a list of announcements:

1. Thanks to Bev and Don Stone for sponsoring the Memorial Day picnic.
2. There will be a 4<sup>th</sup> of July picnic provided for residents. Mary Jo and Jim plan to be back from vacation by then. The Social Committee will provide hot dogs, hamburgers and dessert. Residents are asked to bring a pot-luck dish in one of three categories according to last name. You may be asked to bring a green salad, a pasta dish or jello. Additional information will be published in the July Cat Tales.
3. The Garage Sale is scheduled for June 11<sup>th</sup>.

Jan researched the cost of plastic name tag holders with magnetic backs, since there have been complaints about our current name tags which must be pinned to clothing and causes damage to the fabric. The cost is twelve for \$30. Angie agreed to bring this information to the attention of the Social Committee.

d. Covenants Ombudsman (Scott Nelson)

Scott has been researching the impact of home-based businesses in a community such as ours. He provided three articles for us to review. John will look them over and determine if there is anything more we should know about handling this potentially problematic situation.

Scott stressed the importance of making sure that people who join our community as renters receive a copy of the Declarations. We had a recent situation with a

family who is renting, and they said they were not aware of the requirements of Declarations.

It is the property owners' obligation to ensure that renters receive a copy of the documents. Scott suggested that we create a process for having residents sign off that they have received and read the Covenants. Another suggestion is that the people welcoming new residents provide a copy of the Declarations to renters, and stress the importance of becoming familiar with them. There is also a page in the Welcome Packet highlighting commonly violated rules. We need to ensure that all residents are aware that they are not permitted to disrupt the community. The question was asked if there is a limit to the number of rental units that are allowed in the community. John said there are legal ramifications attached to limiting how many units can be rentals. According to federal regulations for retirement communities, ten percent of our units are allowed to be occupied by people who do not have at least one resident who is over the age of 55, but there is no federal requirement for the number of rental units allowed in a community. Usually the market limits the profitability of renting properties.

e. Treasurer (Bev Stone)

Nothing to report.

f. Secretary (Lee Beasley)

Nothing to report.

## 7. New Business

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

There was a thorough discussion of the Welcome Packet, and progress was made toward finalizing the project. Jan will put together suggestions that were made and agreed upon, and provide a fresh copy for the Board to review. This has been a worthwhile project initiated by Raya Novak with the assistance of Marlen Paull, Angie Nelson and Jan Peterson. Raya has elected to step back from the project for personal reasons. We are looking forward to welcoming new residents and providing valuable information about our community. The Board will be expanded to nine members to include a new position: Welcome Liaison Director.

b. Review of Contractor Bids

Mays Concrete will begin to assess any damage to the concrete in driveways on Buttercup Lane. Options for repairing the concrete include: mud jacking, grinding areas that are too high to prevent tripping, filling cracks and resurfacing. John will speak with some of the homeowners involved on Buttercup Lane and determine a workable method of completing and paying for repairs. It is the responsibility of homeowners to pay for concrete repairs and replacement. This process can cause some concern when limited common elements are

involved. When John has researched our options, and presented them to the Board for approval, a letter will be provided to homeowners regarding bids and prices. Each resident will be informed of the cost that will apply to them. This type of project can be financed through a bank, if that is the choice of the resident. Another option for paying for the repairs is a special assessment levied on all the units in the Association. The cost of repairing the driveway can be separated from the cost of repairing the apron, and residents would have the option of repairing the apron adjacent to the garage or not. A concern arose about ensuring that the quality of the appearance of the neighborhood should not be compromised, resulting in lowering property values. We will consider our options in moving forward with this project after John speaks with some of the residents on Buttercup Lane. Buttercup Lane is targeted for the work to begin because some residents there have serious damage to the concrete in their quads.

c. Masterpiece Painting, exterior of Community Center is completed.

d. Marlen Paull's replacement

We do not have a replacement for the position on the Board vacated by Marlen Paull. John asked Board Members if there is any objection to finding a replacement to fill the position of Landscape Director with someone who does not live in the single-family home area of our community. It has been our policy to look for people willing to serve on the Board from different streets to balance representation in the community. Since we are unable to find someone willing to serve in the Marigold Street area, the Board agreed that we would look for someone outside that area to take Marlen's place.

e. Fence bordering Carl Peterson's property (Approximately \$3,500.)

The Board agreed that a fence bordering Mr. Peterson's property should be installed. The fence is approximately 6.5 feet high. John has asked for bids from Taylor Fence of Grand Junction and Alpine Fencing and Supplies, Inc. to include a privacy feature, which would provide more security for our community. The projected date for installation is one month out.

f. Date for next Board Meeting is Monday, July 11, 2016 at 9:00 a.m.

8. This Meeting adjourned at 11:51 a.m.

Respectfully submitted by Lee Beasley, Secretary