

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

Date: Monday, July 11, 2016

1. Call to Order and Roll Call.

The meeting was called to order at 9:00 a.m. Members present were John Moir, Joyce Kurt, Scott Nelson, Bev Stone, Eldon Miller and Mary Jo Ward. Dan Colesworthy attended and agreed to take over the position of Landscape Maintenance "Village Hot Line" previously held by Vern Werth. Lee Beasley was absent.

2. The Agenda was reviewed and adopted.

3. Minutes from the last meeting of the Board on June 6<sup>th</sup>, 2016 were approved.

4. Review of Income Statement for Country Creek Patio Home Association ending July 11, 2016. Main expense was \$5660.00 for painting of Community Center.

5. Presentation and Discussion by Board Members.

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

Eldon said that he likes Shane and that he is eager to help. Eldon is monitoring the watering as we have had some inquiries on the amount of watering. As of August 1<sup>st</sup> Shane will be full-time and Cody will no longer be employed by the Village. Dan is getting himself familiarized with the Hot Line. Thank you Dan, it is good to have you back on the Board.

b. Facilities Report (Joyce Kurt)

Joyce recommended that we start thinking about replacing the treadmills. Once past the warranty it usually costs more to have them repaired in the long run than just to buy new ones. Several options were proposed such as Sports Authority going out of business may be an option. Health Club Brands may last longer and also checking with the Fruita Rec Center to get their opinion on the brands they use and their reliability. Joyce is still concerned about a monthly cleaning person for the Community Center. John will shop around as advertising is not always the best answer. We need more deep cleaning than is being done. John will check with a company he knows and maybe we can get them to do twice a month for a monthly fee of \$400.00.

c. Activities Director (Mary Jo Ward)

Mary Jo reported that the 4<sup>th</sup> of July picnic went well with 48 attending. The Social Committee provided the meat, drinks, and dessert while the residents brought side-dishes. The subject of installing a message board on Marigold beside the mailbox was brought up again as the Post Office will not let us post messages on the mailbox. John stated residents were interested in having their house number painted. That was addressed in the Cat Tales but no one has responded. The Progressive Dinner will be held in September. This year Primrose will be responsible for the event. When it comes to renting the clubhouse, Joyce recommended we collect the checks when the reservation is requested. In the past, checks and paperwork have been done about a week before the event. It has been decided both will be done at time of reservation.

d. Covenants (Scott Nelson)

Scott addressed the subject of guest parking in the Community Center parking area. Dan stated that normally there is a 48 hour limit. That of course, may vary especially if you have visitors longer than the 48 hour limit. We had a case of a truck asking to park at the Community Center. As it turned out he stayed 7 weeks....way over the limit of what is allowed. In that case, there is parking in the RV lot. Snow removal is a case where that could be an exception so we can get quads cleaned properly, however that rarely last for 48 hours. Scott also was inquiring about the legality of insurance for the RV lot and if that is a responsibility of the builder or the resident if a fire or other problem would occur. It was determined that would be covered by the person holding the insurance on the damaged RV or vehicle. It was asked by Scott if the Village thought about considering buying 3 acres by Allen Story for access to the future RV parking area. John stated that would not be reasonable as there would be no way to afford it. Scott questioned the appearance of the pond at the entrance of the Village. The pond is ecologically correct and has been inspected by the Mosquito District. There are no mosquitos. It has been engineered to handle storm water and the overflow goes to a drainage canal and then into Little Salt Wash. The only irrigation water that enters the pond is from what comes down the street. The waterfall was put in to help with the algae but more circulation was needed so an aeration pump was installed in the pond. In the past, the pond was full of cat tails and the mosquito population became an issue. The pond is no longer treated as the fish keep it in balance.

e. Treasurer (Bev Stone) Nothing to report.

f. Secretary (Lee Beasley) Not Present

## 6. NEW BUSINESS

- a. Welcome Committee. Not sure where we are with Welcome Package. No Welcome Committee member attended this meeting. We will notify the committee so we can have a representative at the next board meeting.
- b. Village at Country Creek Tax return has been filed and posted. We pay income taxes on interest accounts and off the income when the Community Center is rented.
- c. Correspondence from Lindsey Wulff (e-mails).
  - i. Cat Tales- Mr. Wulff is concerned the Cat Tales serve no purpose. He feels they should be more informative other than just when residents play cards or have coffee. John suggested that we could have board members write an article about community issues each month.
  - ii. Watering Schedule – Mr Wulff feels we are not being as efficient as we could be. He stated he previously worked at a golf course and we need to follow a similar procedure. Eldon said golf course grass is completely different and would not work in our situation.
  - iii. On Street Parking – Mr. Wulff stated he spoke with City Manager and Chief of Police on this matter. John stated they actually are not well informed on parking within HOA's. An Association can set legal parameters in reference to parking. Refer to Section 10.5 (c).
  - iv. VACC investment in Maintenance Shop/Pump House. The pump house is owned by the development. Another pump house will be added in the north area of Country Creek. The maintenance shop will be attached to the new pumphouse and will be paid for by the Association. The maintenance of the Association can be self- sustaining or sub-contracted. In order to be self-sustaining the Association needs a maintenance storage building. Building will be heated with a loft. It will store vehicles, irrigation supplies, paint and herbicides. There will be a workbench and the building will probably measure 26 X 30.
  - v. Reserve Fund Study. The information on the reserve fund is given out at the HOA meetings so they can be addressed at that time.

Posting of the reserve fund could pose more questions so it is better to attend HOA meetings and voice your concerns.

d. Mays Concrete-Driveway repairs.

1. Letter from Homeowners requesting meeting.

John received a letter from Rachel Brown representing several home owners on Buttercup and one quad on Daisy Lane. The residents want a meeting with the Board to discuss the resurfacing of their driveways. They are also wanting Mays Concrete to have a representative at the meeting, which may be difficult to arrange. John has put many hours into this project already and setting up all these meetings just prolongs the process of getting the project done. It needs to be done in a timely fashion as concrete needs time to set up. New concrete takes 5 years to really season. It was decided we need to have a policy in hand before and meeting with the residents. Joyce will work with John writing such a policy specific to driveway and apron repairs. At that time it will be e-mailed to the Board for review.

e. Marlen Paull's replacement on Landscaping team.

Dan Colesworthy will take over the Landscaping position. This was unanimously approved by the Board. Thank you Dan and we are glad to have you joining us again.

f. Fence bordering Carl Peterson property. The chain-link fence will be installed within the next 2 weeks. Hopefully by July 25<sup>th</sup>.

g. Liz Prather of 1112 Sunrose Lane submitted a request for a screen for her patio. It was approved by the Board.

h. Next Board meeting will be August 22, 2016 at 9:00 a.m.

Respectfully submitted for Lee Beasley, Secretary  
by Mary Jo Ward, Activities Director.

