

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

Date: Monday, August 22, 2016

1. Call to Order and Roll Call

The meeting was called to order at 8:57 a.m. Members present were John Moir, Bev Stone, Dan Colesworthy, Joyce Kurt, Scott Nelson, Mary Jo Ward and Lee Beasley.

There were two members of the Association present at this meeting: Jan Peterson presented a brief report about her work in Welcoming people new to our community; and Lindsey Wulff had some information about driveway repair and replacement to present to the Board.

2. The Agenda was reviewed and adopted.

3. The Minutes from our last meeting on July 11, 2016 were approved.

4. Jan Peterson reported that she delivered the Welcome Packet to two new households in the community since our last meeting. She believes the visits went well. Jan said she would work with Bonnie Walker to determine when new people will be moving in, and she plans to organize a Welcoming Group to visit with each new household. Jan believes asking neighbors from the newcomer's quad or other neighbors who live nearby to accompany her on the initial visit will serve as a good liaison for the newcomers with their neighborhood. The Welcome Packet will be left with the new people so that they can refer to it and become acquainted with the Village at Country Creek. Jan said instead of leaving a "Free Wednesday Coffee" coupon in the Packets, she prefers asking someone to call the day before Coffee and remind the newcomers that they are welcome to attend.

Jan is aware that the new Welcome Liaison Director position will be filled at our February Semi-Annual Meeting of the PHA, effective April 1, 2017.

5. John said there is nothing new to report about the financial standing of the Association. There were questions from the Board about financial record keeping. Darrell Hamilton, who has an accounting background, has been assisting John in keeping the books in order for several years now. Our Treasurer, Bev Stone, who also has a financial background, oversees our accounts and the budget, and she reports that everything appears to be in order. John said he uses the Sage Bookkeeping method for accounting. John owns the computer and the software to run the program. When the Association takes over the management of the Village at Country Creek, we will need to hire a bookkeeping firm to take care of the financial reporting. John and Daryl have been generous in the contribution they are making to us in providing this service.

6. Presentation and Discussion by Board Members
 - a. Landscape Maintenance...Lawns, Trees and Shrubs (Eldon Miller and Dan Colesworthy

Eldon said the salt level in our ditch water, which comes from the Colorado River, is high at a PH of 7.8. He brought in a sample of salt, which is hard and green, and not at all what one would think of as salt. High salt levels make it difficult to grow things, and we have learned from experience which types of grasses, plants, trees and shrubs are salt-resistant. Now that our weather is cooling off, there has been a decrease of brown spotting on the lawns caused by a fungus. High wind, high temperature and low humidity affect the growth of the fungus. John reported the level of water applied to the lawns is carefully monitored, and during the hottest months we water at the 120% level. Now we have cut back to 100%, and we will be lowering that application as we near autumn temperatures. Eldon said it takes about two weeks for changes in watering levels to be reflected in the brown spotting fungus in the lawns. We should see some improvement soon. John said that the peach growers and farmers run their irrigation water through a sulfur application, and that helps to lower the PH level. Our system is more technical with valves, emitters and so on, and we cannot use sulfur because it is hard on systems such as ours. John expects us to be at a watering level of 70% to 75% by the end of September.

Scott said he had a question from people who live in the single family homes in the Marigold area. There is a high concentration of weeds at the end of the yard near their fence. The PHA sprays weeds, but we have a neighboring property owned by Gordon, who cuts hay. We need to be careful about killing our weeds and also supporting Gordon's business by not killing his crop. The weeds may get higher than we would like, but being a good neighbor sometimes means putting up with some inconvenience.

Dan reported there were 48 calls to the Hotline over the last month. Breakdown is: 21 lawn and irrigation questions; 15 shrubs and trees and 5 structural problems that were referred to another contractor.

There has been some reluctance from people about calling the Hotline to report problems. Calling the Hotline is a good way to report problems that are not ongoing, but having to call every time a fast growing bush needs to be trimmed is an unwelcome inconvenience to the homeowner. Our landscapers have a maintenance schedule to follow. Perhaps they can keep a watchful eye on forsythias, for example, and keep them trimmed when they start growing out of control.

John reported we are on schedule for rail oiling on Primrose. Cody is finished with his position here as part of the landscape team. Shane has stepped up to maintain the schedule. He has 10 gutters to clean, but he is on track for the most part. There were some complaints about the painting of the trim not being done while the painters were here. Some painting was done, but there were some areas that were missed. John said he will follow up.

b. Facilities Report (Joyce Kurt)

Joyce is in the process of purchasing new treadmills for our Exercise Room. She will wait until they go on sale again and order them from a company that will deliver and also take away the old equipment.

A new cleaning service is being interviewed. The same company that cleans new houses before people move in is being considered. John said we will probably need to pay approximately twice as much as we are paying now, but we should receive much better service. The new fees will be approximately \$250 per month. John suggested Joyce write a schedule for the cleaning service to follow to ensure good service. Windows will be washed twice a year. We need to have the tile floors stripped and refinished. Carpets need to be cleaned. The glass around the gas fireplace is in need of cleaning as well.

Joyce said we would probably need to close the Clubhouse for a day or two while the floors are being cleaned and rewaxed. John suggested that access through the back door to the library be available to people who need to use the Clubhouse during that time.

Joyce plans to go to Sams and purchase some cleaning rags because they have the best price.

c. Activities Director (Mary Jo Ward)

Mary Jo shared a humorous suggestion someone put in the Suggestion Box this month. It had to do with John's car, and it gave a list of possible reasons why his car is washed so infrequently. Mary Jo is considering publishing it in the Cat Tales next month. It's a good example of the admiration we in the Village at Country Creek have for our Board President, John. People don't poke fun at people we don't like.

Mary Jo had a question from residents at 1140 Primrose Lane. They are concerned that the trees behind their house have not been trimmed. John said they should be reminded to call the hotline and get the job on the schedule. Shane will be trimming trees in January 2017.

The Progressive Dinner will be hosted by Primrose Lane this year on September 16th. Appetizers and main course will be served in the side yard of Bob David's house. A flyer will be distributed to all homeowners with details of the event.

d. Covenants Ombudsman (Scott Nelson)

Scott has noticed and been told about kids riding motor bikes through the motor home parking area. People have been observed driving through the lot as well. Young people have been seen parking in this secluded area, and they have been asked to move. When the violations were called in to the police they said we needed to post signs that the area is private property and no trespassing is allowed. Once the signs are posted, then the police can take action. We have had no break-ins yet, but we are taking precautions.

Scott said he has received some requests to have the walkways from Sunrose and Primrose to the Clubhouse and mail boxes paved. People who use wheel chairs and walkers would have an easier time if there was a solid material to support

them. This matter has been brought up for consideration several times before. There are at least two points of view about our pathways.

e. Treasurer (Bev Stone)

Bev reported she is confident that our financial standing positive.

f. Secretary (Lee Beasley)

Lee is working on Policy #4, which will provide Guidelines for review of projects submitted to the Board and ARC regarding Modifications to Areas Around Dwelling Units.

7. New Business

a. Lindsey Wulff joined our Meeting and reported the following:

*He would like permission from the Board to contact other contractors to complete the work on his driveway. This includes taking away damaged concrete and replacing it with new. He said it is a costly project, and he does not want to pay a company to do the work when he does not trust them to do a good job. John said he would need to see the bids Lindsey is considering before he would approve bringing in another contractor, and Lindsey said he would be sure to get the documents John requested for insurance, etc.

*Lindsey also asked that the people who mow our lawns take note when there are loose shingles coming off the roofs. He asked that they notify John when there is a problem so it can be checked out.

*Lindsey said he is having trouble with the siding on his home peeling. He found a product which works well as a primer and can be painted over with latex paint. He brought a sample can of SEM Primer which he found in a car shop. The primer is for use on aluminum. Lindsey said the new trim he put on from ALCOA is also peeling. He believes ALCOA is not a good company. Perhaps some of the EPA requirements have made it difficult to produce a good product.

*Lindsey suggested that our Reserve Account Records be kept in a more efficient manner. He told the Board about a method he uses that provides a more detailed record of how the money is accounted for. The method for accounting in our Reserve Funds is mandated in our Declarations, and so we will probably keep using the form without changing it.

b. Cody Meeks has moved on from his position in Landscaping. Shane Curtis will step up and take over. People reported that Shane is doing a good job and has a pleasant personality. We welcome Shane full time, and we wish Cody well.

c. Review of Welcome Package

See notes from Jan Peterson at the beginning of this meeting.

d. Review of VACC BOC Policy #4 (Modifications to Area Around Dwelling Units)

This policy was discussed at length at this meeting. Lee will update the policy to include suggestions members offered to clarify the Guidelines. John will also

provide some legal language that is important to be included. This policy will be followed by the Board and the Architectural Review Committee to determine if the project under consideration is in compliance with our Declarations. A final copy of the Policy will be emailed to all Board Members.

e. John will notify residents of 1117 Primrose Lane and 1164 Primrose Lane of potential non-compliance issues and request that the projects be brought into compliance.

f. Mays Concrete, driveway repairs

Repairs will begin when all issues have been satisfied. We have agreement from everyone in the quads to be repaired. Mr. Wulff's request to hire another contractor is still being addressed. It appears we are close to resolution.

g. Fence bordering Carl Peterson's property

John has met with Carl, and an amicable agreement has been reached regarding the fence. We hope to move forward with this project within the next two weeks.

8. Date for next Board Meeting is Monday, September 19, 2016 at 9:00 a.m

Our Semi-Annual Meeting is scheduled for Thursday, September 29, 2016 at 7:00 p.m.

9. This meeting adjourned at 12:18 p.m.

Respectfully submitted by Lee Beasley, Secretary