

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

Date: Monday, October 24, 2016

1. Call to Order and Roll Call

The meeting was called to order at 9:00 a.m. Members present were John Moir, Bev Stone, Dan Colesworthy, Eldon Miller, Joyce Kurt, Scott Nelson, Mary Jo Ward and Lee Beasley.

2. The Agenda was reviewed and adopted.

3. The Minutes from our last meeting on September 21, 2016 were approved.

4. John reviewed the Financials for the seven months ending October 31, 2016. He explained that some of the numbers are skewed because we paid for the driveway repairs from the checking account. As people pay for the repairs, that account is reimbursed. Some people asked for a little leeway in paying for the work because of availability of invested money. Payments for the project are well managed, and we did not have to tap into our Reserves. Most people who were interested in paying over time have made arrangements with an outside lender.

5. Presentation and Discussion by Board Members

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

Dan reported there were 20 calls to the Hotline since our last PHA Meeting on September 29, 2016. Most calls related to pruning and blowing leaves. There were no problems with irrigation issues reported. Dan's recommendation is that shrubs are too large if a ladder is required to trim them. Time is saved if all shrubs are reachable from the ground. Ensuring that the flowering shrubs are trimmed in a timely manner is important. Lilacs, for example, need to be trimmed after they blossom in the springtime. Close attention to the details of when to trim the various shrubs is important. Dan also suggested that when people call about gutter cleaning, for example, they should be reassured that they are on the schedule. Dropping everything to travel across the neighborhood immediately wastes time, and we need to set good boundaries as we carefully schedule tasks and complete them in a timely manner.

There are three trees that need to be replaced this fall. Addresses are: 855 Marigold Court (Farlow); 810 Marigold Court (Spencer); and 1147 Primrose Lane (Benjamin). Joyce said that another three trees are needed at 1201 Sunrose Lane (Leise) to make the corner match the other corner lots in the community. Eldon suggested Eastern Redbuds and Smoke Trees as good replacements since they are attractive, and they live 30 to 40 years.

Mary Jo asked if anyone noticed the new installation of a gutter at 1157 Primrose Lane (Anderson). It looks awkward as it runs along the outside of the fence.

John said he would take a look and assess whether an adjustment should be made.

John said we tried a slow release fertilizer on the lawns in March 2016, and it seemed to work well. Eldon noted that when the potency ran out dandelions started to grow again. Since the product also includes a pre-emergent weed killer, we need to apply it early in the spring. The cost of the application increases if we apply the product more than once. We will try and find a good time to use the product next spring.

Mulching is a good way to replace 30% of the nitrogen in the soil. We plan to continue this procedure.

b. Facilities Report (Joyce Kurt)

Joyce said she plans to purchase two treadmills for the Exercise Room when they go on sale again.

The rope on the flag pole is too short, and it's beginning to fray. Joyce will look into replacing the rope.

The decorative light poles near the community center need to be painted with an aluminum restorative paint. They are beginning to look worn. John said we would take care of that next spring.

We have been notified that the post boxes need to be repaired. Joyce will call the central post office and find out who is responsible for making the repairs, the USPS or the PHA. John suggested that the boxes on street corners in town must be taken care of by the Post Office, since they are not part of any association. It seems reasonable to assume that the Post Office would need to make repairs. We have no way of opening the boxes. Mary Jo stated that she was informed by the postal carrier that she could not post any notices on the boxes because they belong to the USPS. Joyce will follow up.

Street lights should stay on overnight. If they are observed to be turning off and on, that is an indication that there is a problem. Problems with the street lights should be called in to the City of Fruita.

We appreciate the donation of the piano, which fits perfectly along the wall in the Community Meeting Room. Jean Stutler and Carol Nerverve facilitated in making the donation possible.

c. Activities Director (Mary Jo Ward)

Mary Jo reported that forty people have signed up to participate in the Halloween Party festivities. She and her committee will begin working on the project this week.

The Thanksgiving Dinner will be catered again this year. The cost to residents is \$8.00 per person. There will be a notice regarding this event in the November Cat Tales.

John Rodwick would like to have children included in our Village activities, which is not currently allowed. The cut off age is sixteen. In an effort to accommodate John and others in our community who may be interested in an activity including children, Mary Jo is thinking about an event for grandchildren and great-grandchildren that we could offer next year. Mary Jo appreciates any and all suggestions that arise at Social Committee Meetings.

d. Covenants Ombudsman (Scott Nelson)

Scott reported he received no calls or questions from residents since our last meeting.

e. Treasurer (Bev Stone)

Bev reported she is preparing for the quarterly review of the Association's accounts.

f. Secretary (Lee Beasley)

Nothing to report.

6. New Business

a. Driveway status update and planning for management of future upgrades to driveways

John stated that a lesson learned from the beginning of the driveway repair project is to schedule only one driveway at a time. Mays Concrete was working on four quads at a time, and residents were confused about when they would be able to use their driveways.

Feedback from residents was that they would like to have some control over which company is hired to do the repairs. John agreed that he could provide a short list of reputable companies for residents to choose from. Someone from each quad would need to organize the communication among the four households and let John know the company they want to work with. John said there is a lot more involved in hiring a contractor than people realize. He would need to have a Certificate of Insurance and a contract from the contractor as well as written assurance that all the residents in the quad were in agreement about which company would be hired to do the work. Companies used in the first round of repairs were: Mays Concrete, Inc. and R & C Concrete. Prices varied and residents would need to coordinate efforts in hiring the contractor of their choice. Dan said that his driveway was breaking up, and he discovered the problem was poorly installed rebar.

John gave a short history of the installation of concrete in our community. Early in 2000 the preferred reinforcement for driveways was fiber mesh. We discovered that the soil here does not work well with fiber mesh, and we started using rebar approximately nine or ten years ago. Sometimes there are problems with this method as well. Workmanship is important in providing a good installation. John said we are using a remesh product in the new houses being built on Periwinkle Lane. John supervises the repair projects as well as the new construction project daily.

Joyce said that many of the residents she has spoken with about our PHA thought that roof and concrete repairs are the responsibility of the Association. The covenants have not changed, although some realtors have given incorrect information to potential purchasers. It is important that residents read the covenants and understand that our Association is responsible for maintenance and residents are responsible for repairs.

b. Opening Clubhouse to family members of deceased residents

The Board agreed that the rules of renting the Clubhouse for any event involving people outside the Association apply: The cost of the rental is \$50, and there is a \$200 deposit required which is returned to the applicant if the facilities are left clean and in good condition. Guidelines are explained to the applicant so that there is an understanding about our requirements and restrictions involved in renting the space. For example, no one is allowed to use Exercise Room equipment or the pool table without a resident present.

There is no rental charge to a small group of residents who request the use of the Community Center for a holiday dinner or a meeting that does not involve people who are not residents. It is understood that residents meeting informally are not requesting exclusive use of the clubhouse.

Joyce and Mary Jo agreed to communicate about when the Community Center is scheduled for a rental event so that scheduled events will not conflict with Social Committee activities.

c. Responses to posting four guideline policies on the Bulletin Board in the Community Center, on Nextdoor and on the Village at Country Creek Website.

There were no questions about the guidelines except from Jan Peterson, who wanted to know where the guidelines are posted so that she could provide the information to new residents. Jan has organized a Welcome Liaison procedure for welcoming new residents to our community. This involves inviting someone in the new resident's quad to join her in meeting with the new residents and providing information that is designed to make the transition to our community easier. With so many new people moving in, this is an important aspect of making them feel welcome. The Board agreed it is important to ask Jan to become a Board Member for ease in communication about how the project is proceeding. Good communication ensures that we are all in agreement about information being provided to new residents and providing support to Jan as a representative of the Board. John said he would ask Jan if she is interested in serving as a Board Member.

d. Planning for elections of new board members to fill positions that will be vacated this year: Horticulture Advisor, Activities Director, Secretary.

There was some discussion about combining the Landscape Director and Horticulture Advisor positions and adding a Welcome Liaison position. There was no need for a formal vote as the Board positions other than President, Vice-President, Treasurer and Secretary are informal and not prescribed by the Declarations and/or By-Laws. John will speak with Jan Peterson to assess the possibility of including a Welcome Liaison person on the Board.

Notice of the next Semi-Annual Meeting of the PHA in the spring will be provided to residents thirty days before the meeting date, February 23, 2017. Open positions will be announced in the Cat Tales. Nominations will be requested, and a ballot will be included with the Notice so that residents can vote for the candidate of their choice. Board Members' terms will begin April 1, 2017.

e. Status of fall maintenance: Irrigation System Shut Off; Fall Pruning; Leaf Removal; Winterize Pump House; Clean Gutters; AC/Cooler Maintenance; Windows Cleaned at Community Center after Irrigation Blow Out

The irrigation system will be shut off at the end of October.

Gutter cleaning is underway

Eldon said he noticed an unfamiliar truck dumping clippings into our compost. He was unable to read the license number, but he wanted to make people aware of the situation. He asked John about planned use of the land in the new area being developed. John said a small detention pond is planned for the area behind the RV parking space. Eldon suggested that a little shop be built for residents who need some space to work on building projects. The idea about providing space for a Community Garden Project came up. There is a plan to leave some space for composting.

Sunshine of the Redlands will build a bridge leading to the proposed RV Parking that will meet the design guidelines as required by Grand Valley Irrigation.. Their requirement is 16” of room between the bottom of the bridge and the surface of the water.

Paul Wulff was not on the agenda, but he stopped by to talk about a fruit tree near his driveway which is dropping fruit daily and requires that he spend his time cleaning up, which he is reluctant to do. He was informed that we plan to use a product in the springtime that inhibits the growth of fruit and should take care of the problem.

Other fall maintenance projects are proceeding on schedule. The windows of the Community Center will be cleaned the first Tuesday in November.

Primrose Lane, Buttercup Lane and Daisy Lane roof maintenance is underway. Rubber vent covers are installed as needed and homeowners will be informed of any necessary required repairs. A list of qualified roofing contractors will be provided to residents.

Joyce asked if a motion detector light could be installed outside the Exercise \ Room back door. She often has to turn it off after residents have used the Exercise Room. John said he will order a light.

f. Considerations of Board involvement with the Welcome Committee and the Welcome Package.

Refer to 6c.

g. Date for next Board Meeting is Monday, December 5, 2016 at 9:00 a.m.

Reminder: Date set for next Semi-Annual Meeting of the PHA is Thursday, February 23, 2017 at 7:00 p.m.

8. This meeting adjourned at 10:58 a.m.

Respectfully submitted by Lee Beasley, Secretary

Addendum: Jan Peterson reported after our meeting that she and Jan Dotson are working together greeting new residents to our community. Jan said she has met with 18 new residents in 13 homes. They have met with all the new residents. Jan requested four new packets from Bonnie to have available to distribute as new people move in.