

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

Date: Monday, March 20, 2017

1. Introduction of new Board Members: Jan Peterson will serve as Secretary and Bob Dominick will serve as Horticulture Advisor. Their three year term begins April 1, 2017. We appreciate their willingness to contribute their time in making the Village at Country Creek a pleasant place to live.
2. Call to Order and Roll Call
The meeting was called to order at 8:59 a.m. Members present were: John Moir, Bev Stone, Dan Colesworthy, Eldon Miller, Joyce Kurt, Scott Nelson, Mary Jo Ward and Lee Beasley.
3. The Agenda was reviewed and amended as follows:
Driveway repairs are scheduled for Primrose Lane. We will try a different method of leveling and repair of the concrete. See Section 7j New Business.
4. The Minutes from our last Board Meeting on February 20, 2017 were approved.
5. Brief discussion and review of Financials
John reviewed the Financial reports and noted that they are in order. The fiscal year will end on March 31, 2017, and so there will be some minor adjustments to the final figures for 2016-17. John will meet with the accountant to file taxes. We have a small tax due from rentals of the Community Center and income from transfer fees when homes in the Association are purchased. There is a \$50 transfer fee paid by the buyer for each transaction.
The Balance Sheet shows that the irrigation maintenance liability is paid up to our projected estimated needs.
We receive a small amount of interest income from our investments.
Effective April 1, 2017, the monthly dues will increase to \$130.
5. Presentation and Discussion by Board Members
 - a. Landscape Maintenance . . . Lawns, Trees and Shrubs (Eldon Miller and Dan Colesworthy)
Eldon inquired about the dip in the front yard at 1244 Marigold Avenue. John said it will be repaired.
Trees that have been approved for replacement will be planted after the irrigation system is turned on around April 10th.
Eldon told Bob that he would be available to help as Bob becomes accustomed to the duties of the Landscape Director position.
Eldon suggested to a Board Member who is having trouble with wasps to use a dryer sheet to rub on the area where the wasps are building a nest. The wasps don't like the smell of the dryer sheets.
John said the new tree trimming company, Tree Monster, will begin working on

the trees on Marigold and Alyssum next week.

Dan reported there were fourteen calls to the Hotline since February. There was one call about irrigation; five calls about shrub trimmings that were left on the ground and eight calls that are the responsibility of homeowners to take care of. If homeowners are not sure how to take care of a problem, calling the Hotline will clarify whether the PHA or the homeowner is responsible for following up. If the homeowner is responsible, contractor referral names will be provided.

Dan reviewed Hotline calls over the last year to determine if the same types of problems are being reported. The system appears to be working well. Crawl spaces should be checked regularly for water leaks. Homeowners are advised to call the Hotline if they need someone to get into the crawl space and ensure that there is no problem there.

When regular maintenance of roofs is done, homeowners receive notification if there is a problem that needs attention. The roof repair company should be in touch with the homeowner to set an appointment for repair.

Shane has seven or eight more units left for pruning of shrubs before he starts trimming the roses. John will hire someone to help Shane with clean-up after the plants are trimmed.

Clear Wing Traps will be set out, and if the insects appear to be a problem this year, the tree bark will be treated to contain the pests

b. Facilities Report (Joyce Kurt)

Joyce reported that Pam Lauman and Monica Swim have volunteered to take over the PHA Library from Shirlee Hamilton, who has provided an excellent library to us for several years.

The new flag in front of the Community Center has replaced the old one that was frayed.

Joyce purchased new cables for the equipment in the Exercise Room. She installed one set of cables and has a spare set on hand. The cables wear out, and so it's important to have a back-up ready.

Joyce said she has been approached by homeowners inquiring about when new trees will be planted. We are waiting for the irrigation water to be turned on in mid-April.

c. Activities Director (Mary Jo Ward)

Mary Jo reported that 62 people attended the St. Patrick's Day Dinner.

She said there will be a meeting of the Social Committee next Wednesday at 9:00, before Coffee. She will ask for someone to take over her position as liaison between the Social Committee and the Board, since her term is up as of April 1, 2017.

d. Covenants Ombudsman (Scott Nelson)

Scott reported that the Planning Commission approved VACC Phase 5, which includes the bridge to be built over the canal to provide access for parking for recreational vehicles. At the first meeting, there were some adversarial people in attendance who live near the area where the RV parking area is planned. There

were several people from our Village who were there to support the project, which was approved. The next public meeting will be before the Fruita City Council on Tuesday, April 4th at 7:00 p.m. Original plans John submitted for the development included the proposed bridge and RV parking area. Residents of the Village at Country Creek are encouraged to attend the meeting and be a positive presence for the project.

e. Treasurer (Bev Stone)

Financial reports are in order.

f. Secretary (Lee Beasley)

Lee suggested that the election process be included in the Secretary position description to provide for a smooth voting procedure and ensure that a quorum of votes are cast in the election next year. Jan and Lee met informally to discuss the added duties, and Lee agreed to update the position description and provide it to Jan. Jan has already created a sheet for homeowners to sign when they attend the Semi-Annual Meetings in February and September each year. We will then have an accurate count of the number of people in attendance and the number of households represented at the Semi-Annual PHA Meeting.

7. New Business

a. Review plans for fence modification at 1131 Primrose Lane.

This modification was tabled until the Board has had a chance to further review the plan.

b. Tree replacement at 1111 Buttercup Lane

Mary Giradot asked that the tree that is dropping fruit near her home be removed. We had a lengthy discussion about the spraying technique we are considering that would inhibit growth of the fruit. We do not recommend removal of trees unless they are damaging property. The cost of replacing a tree is approximately \$400+ depending on the size of the tree. All homeowners in the quad would be asked to agree that the tree in question should be removed. There was an extended discussion about the product we are considering applying to flowering trees to inhibit fruit development. See section 7.c below.

c. Dan, concerns regarding trees

There are several trees in our community that drop fruit and pods on lawns, driveways and walkways, and homeowners are asking the association to find a solution. In researching the problem, we have discovered that the hormone treatment is expensive. The entire tree would need to be sprayed, and the product used can damage the metal siding on our homes and cars parked nearby. The product would need to be applied every year. There are several products on the market that are used to thin various varieties of fruit. Chemical products can cause harm to bees that are necessary for pollination. Hormone products are more friendly to bees and other insects, but both applications are very expensive. We are considering applying a hormone product to a small sampling of fruit or

seed producing trees and determine whether the treatment works.

John said there are several different types of trees involved that drop fruit and/or pods at various times throughout the year. He will study the effectiveness of hiring a person to work with Shane and remove the fruit according to a workable maintenance schedule.

d. Bids for painting the interior of the Community Center

The estimated cost for painting the interior of the Community Center is \$7,300. In order to keep the cost down we will need to ask for volunteers from the community to ready the Community Center for painting. This includes removing pictures from the walls, shades from the windows, and boxing books from the library, as well as clearing items from the storage room and making it easier for the painters to do their work. We estimate that the Community Center will be unavailable for approximately two weeks for preparation, painting and restoring items to their places. The projected time to begin the project is the beginning of June.

e. Bids for sealing and striping the Community Center parking lot.

The last time the parking lot was sealed and striped was in 2010 at a cost of \$2,500. The estimated cost currently is \$3,200. The work includes patching cracks since a full replacement of the asphalt is not needed at this time. We could pay for this project out of the operating budget.

f. Golf Cart Replacement to happen in April 2017.

Our 1980's vintage golf cart will be to be replaced with a 2008 Yamaha electric Unit at a cost of \$2,300. Some of the equipment from our old cart can be transferred to the new one. Perhaps the batteries would not need to be purchased immediately, and we will not need a windshield. It is more cost efficient to replace the cart at this point instead of continuing to try and keep up with repairs.

g. Should members put their mail box number on the address?

Since Eldon is a former postal worker he recommended not putting the mail box number on our address because it would probably cause more problems than we have now. We can deliver any stray mail to our neighbors as we do now and not create more problems. Reminder: Please do not speak with the person delivering the mail and cause a distraction.

h. No additional Board member to replace MaryJo. If a volunteer comes forward, that person can be appointed by the Declarant.

i. VACC Phase 5 Public Hearing.

The next public meeting with the Fruita City Council is scheduled for Tuesday, April 4, 2017 at 7:00 p.m. Residents are encouraged to attend the meeting and speak in favor of the project.

j. PolyLEVEL preparation for next portion of driveway repairs on Primrose Lane.

John has contacted a concrete repair company to provide service for the next portion of our driveway repairs. The preparation involves leveling all the concrete and then repairing the surface. Cost to individual homeowners is \$6.00 per foot, and an estimate of the total cost will be provided before the work begins.

8. Actions taken by the Board of the Association
 - a. Purchase of newer golf cart @\$2,300 - approved unanimously
 - b. Painting the interior of the Community Center @ \$7,300 – approved unanimously
 - c. Sealing and Striping Driveway of Community Center @ \$3,200 – approved unanimously
 - d. Begin repair work on Primrose Lane concrete driveways – approved unanimously
9. Date for next Board Meeting: Monday, April 17, 2017 at 9:00 a.m.
10. This meeting adjourned at 11:43 a.m.

Respectfully submitted by Lee Beasley, Secretary