

Agenda for the Board of Director's
Meeting of the Country Creek Patio Home Association

Monday, June 5th, 2017 9:00 AM

1. Call to Order and Roll Call

- a. The meeting was called to order at 9:00 a.m.
- b. Members present: John Moir (JM), Bev Stone (BS), Dan Colesworthy (DC), Joyce Kurt (JK), Bob Dominick (BD), Scott Nelson (SN), and Jan Peterson (JP).

2. Review Agenda-Adopt/Amend - Agenda was reviewed and adopted.

3. Minutes from last Board Meeting on April 17th, 2017 were reviewed and adopted via email.

4. Brief discussion and review of Financials

• JM explained certain items that were different from last year: new golf cart is listed in Small Tools, Maintenance Contractor 2 is Shane, Maintenance Contractor 1 is Herb, Part-time Employee is Harry. Professional Expenses is the cleaning lady for the Clubhouse, PHA Dues are more this year because there are more homes.

5. Presentation & Discussion by Board Members

- a. **Landscape Maintenance** - Lawns, Trees and Shrubs (Bob Dominick & Dan Colesworthy)
 - BD explained the overview of replacement of trees and shrubs that were dead or dying. He accompanied Eldon Miller as decisions were made. Five trees were replaced. JK asked when landscaping will begin around newer homes on Periwinkle and Primrose and new Pump House/Storage Shed. JM answered in about a week for homes and afterwards for new Pump House/Storage Shed
 - DC on Hotline calls: 56 calls total, 20 regarding trees and shrubs - 12 regarding lawn and irrigation, 1 structural, 3 miscellaneous. No record sheet from Herb for a week (the phone was out).
 - JM – will be revising the answering of Hotline calls and organization for better tracking and actions taken. Shane will be listening to Hotline calls and give that information to DC. Fridays will be the day that Hotline “non-emergency” tasks will be given attention.
 - JM – irrigation heads will be fixed if needed.
 - JM explained how the irrigation system is timed: depending on the average temperature the percentage of watering is adjusted because growing grass responds to the heat. By July 4th, things normalize.
 - JM also explained about grubs: grubs are active during first two weeks in August. We are using a bacterium to kill grubs instead of pesticides. Bacteria are more effective in controlling grubs over time.
 - JM responded to a Board Member question regarding the spreading of weed seeds via irrigation water. There is an 80-micron filter in the irrigation system and weed seeds are larger, unlikely to get through the filter and spread to lawns.
- b. **Facilities Report**
 - JK happily announced that the moving of stored items from the clubhouse to the Pump House/storage shed is complete. There are now cleared shelves in the storage room, and shelf paper will be put on them to make them look better.
 - JK got larger doorstops, hoping they will remain in the clubhouse.

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- JK cleaned the grills before the Memorial Day Picnic; refilled a propane tanks at Social Committee's expense. One tank may have to be replaced. Keys for locks on the grills will be located in a central place (TBD) for access if needed.

- SN spoke about replacing the door mats entering the Clubhouse. The current mats are showing mold. He presented a catalog showing prices and types of mats.

- JM offered a warning about the height of mats – too high will prevent doors from closing.

- JK will get the mats and submit bill to PHA.

- SN – one treadmill makes a different sound than the other – could be something that needs attention. JK will investigate.

- JK – unclaimed mugs will be held on to for a while before possibly donating to the Veterans' Hospital.

- JK – flagpole rope will be replaced.

c. Activities Director (Vacant)

d. Covenants Ombudsman

- SN – nothing to report.

e. Treasurer

- BS – caught one anomaly and spoke with Darryl Hamilton. Anomaly had to do with dates and checks issued. Otherwise, everything in the Annual Report was okay.

f. Secretary

- JP – if board members have any input regarding what is being done by the Secretary, please let her know.

- JP regarding Welcoming of new residents: 17 new residents since May 1st. Pam Laumann and Angie Nelson have accompanied JP on visits when Jan Dotson was not available. All seems to be going well.

6. New Business

a. Exterior Light replacement at 1109 Primrose Lane (Joann Christensen)

- Discussion: Future requests regarding exterior light fixtures will be dealt with, by the PHA Board, on a case-by-case basis in determining if the fixture(s) are within the size and décor of current visual standards.

- Motion to approve, Seconded, all in favor – *APPROVED*.

b. Fence Modification for 1106 Primrose Lane

- A letter of request with a drawing representing the modification of the patio fence was submitted to the Board (attached).

- Motion to approve, Seconded, all in favor – *APPROVED*.

c. Darrell Hamilton to be retiring within the next several months.

- Discussion: Will the PHA hire a new person to be the PHA's accountant? Hardest part of the job is collecting PHA dues. There is the possibility of giving the responsibility to, Sandy McCloud, if no other is found. Sandy now does JM's bookkeeping.

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d. Letter of resignation from Bob Dominick (attached)

- Due to health issues, BD has resigned. He will continue until a replacement steps up.

e. Discussion of new RV Parking area (added to agenda)

- Three residents attended the meeting, at different times, to ask questions or give input regarding the new area for RV parking.
 - Ken Kenny – concerns: hearing rumors that parking will be only for RVs, but there are more ATVs and trailers. He wants to be involved in decisions about how spots will be decided upon. What about empty spots?
 - Joe Mattern – wants to know when he needs to get is two buckets to reserve his spot (!).
 - Pete Noll – wants clarification: number of spots, fenced?, first-come first-served basis? Pete currently has a river boat and trailer parked.
- Throughout the meeting various topics about the RV parking area were discussed, including:
 - A temporary moving of RVs from present location to another on the property so sight prep for new homes can be done sometime within a month.
 - Construction of bridge over canal to RV parking area cannot begin until canals are empty and dry (winter).
 - Board needs to look at some definitions: owner vs. renter, vs. non-renter, vs. non-resident when it comes to WHO can park RVs in area.
 - Must define “RV” or what is acceptable to parkin RV parking area.
 - Input from residents is needed.
 - JP volunteered to be part of the planning process – can get info on RVs from Bonnie, and get lengths of vehicles.
 - JM can provide diagrams.

f. Date for next Board Meeting: MONDAY, JUNE 10, 2017

7. *Actions to take in preparation for next meeting:*

a. *Think of residents who may make good candidates for Activities Director and Landscape Maintenance Director. Pass names of potentials on to JM.*

b. *Email to JM - items that should be discussed regarding the new RV Parking Area.*

8. Meeting Adjourned - 11:21 AM

Respectfully submitted: Jan Peterson, CCPHA Secretary

May 19, 2017

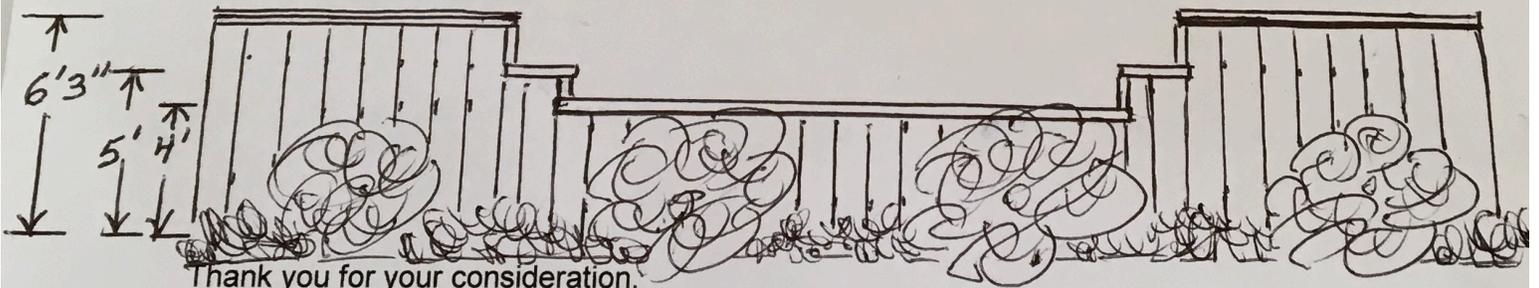
Village at Country Creek HOA
Fruita, CO 81521

RE: Patio Fence Design Change

Dear HOA Board Members:

We are Randy & Debbie Smith residing at 1106 Primrose Lane. The six foot cedar fence around our patio gives us a very "closed-in" feeling. The fence currently has four plastic fan-shaped trellises which are cracked and sun damaged. We are requesting approval to change the fence design, remove the trellises and maintaining the plants at a lower height.

I would complete the work myself or hire a suitable contractor if necessary. The design change would be as follows:



Thank you for your consideration.

Sincerely,

Randall V. Smith

Randall V. Smith

05/18/17

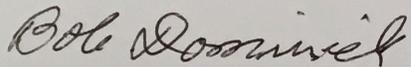
Hello John Moir;

Recent changes in my health and physical condition force me to submit my resignation from the VACC board.

Allergies and Asthma make it very difficult for me to do the physical activities required of a Horticulture Director. After two days of observing Elton Miller check residences for removal and replacement of plants and trees, I found myself exhausted. Two days later I had my annual physical, and received a Pneumococcal polysaccharide vaccine. Several hours later, I became extremely ill. My doctor determined that my poor physical condition, a suspected virus, and an unusual reaction to the vaccine produced my condition. The illness resulted in dehydration, over 20 pounds of weight loss, and total appetite loss. As of this letter, continuing blood tests, CT scan abdominal, and other tests are seeking to determine the causes of my condition.

To help you, I believe I can attend board meetings until a replacement can be found. But, I cannot perform the physical activities of the Horticulture Director.

Regretfully,



Bob Dominick

