

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

**Monday, April 9, 2018 9:00 AM**

**1. Call to Order and Roll Call (Secretary)**

- a. Board members Present: John Moir, Jan Peterson, Joyce Kurt, Scott Nelson, Bev Stone, Dan Colesworthy, Carole Johnson, Nancy Benzie

**2. Review Agenda-Adopt/Amend**

- a. Agenda amended to add:
  - i. 2 residents presenting to Board: Peggy Dorr and Patti Constable
  - ii. Addition under New Business: Bev Stone's research on higher interest bearing accounts for CCPHA

**3. Discussion and approval of Minutes from Last Meeting (March 12th, 2018)**

- a. Motion to approve these minutes, seconded, voted: 7 yes, one abstention.

**4. Members presentation to the Board**

- a. Hawkins of 1231 Sunrose
  - i. Jim and Jackie Hawkins shared with the Board an anonymous note put on their trailer Mar. 10<sup>th</sup> while parked on Sunrose Lane in front of their quad. Permission was granted by a board member for an extended amount of parking time beyond the 48 hours allowed, due to a physical injury. The Hawkins also spoke with their quad-neighbors to make sure they would not be inconvenienced. They were sure to check that safety would not be an issue. The Hawkins are relatively new to the Village and were incensed and very upset by this note. They requested that the Board not allow this kind of thing be swept under the rug, and that some action be taken. A copy of the note was presented to the Board Members. The note was of a disrespectful nature and not representative of those who live in the Village.
- b. Matterns of 1227 Sunrose (a letter to the Board was also presented)
  - i. Joe and Phyllis Mattern received an anonymous, note posted on their son's RV while parked on Sunrose Lane for a short holiday visit on March 29<sup>th</sup>. The note was of a disrespectful nature and not representative of those who live in the Village. Before his son's arrival, Joe spoke with Carol Everett, alerting her that an RV would be parked across the street in front of their quad for less than 40 hours. Carol did not want an RV blocking her view of the Monument. The Matterns suspect Carole Everett was the author of the note. The Matterns had the RV moved around the corner on Primrose in front of new construction, but had to move it a second time because it was interfering with construction vehicles. The Matterns feel that the Village streets are actually City of Fruita Streets, that there was no violation of the Declarations by their visitors. Joe feels that something should be done before these notes get out of hand. The Matterns asked the Board to consider clarifying where rear-unit residents can park their RVs.
- c. Peggy Dorr, Cat Tales, computer and software
  - i. Peggy asked the Board if they would consider purchasing a new, portable computer with updated software (Publisher) to be used by those who create and publish Cat Tales, the Village newsletter. Presently, the computer that is

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used is more than 11 years old, and teetering on crashing. Peggy presented some prices of laptops and explained that Publisher is now a web-based program. Bonnie Walker would also have access to the program, as she edits and makes copies of Cat Tales. The Board will take this request under consideration.

- d. Patti Constable, 1110 Primrose: two requests
  - i. Patti requested that the tree, located in front of her house be removed. Reasons were: insurance agent said roots could damage foundation; tree drops fruit that clog gutters and is a nuisance on concrete of patio. She claims the fruit is also toxic to her dog.
  - ii. Pattie requested the board to provide her with 5 bags of sand and a bag of "Sun and Shade" grass seed. She wants to replace the grass where a bare spot was left by repair of a water pipe break last fall.

**5. Presentation & Discussion by Board Members**

- a. Landscape Maintenance...Lawns, Trees and Shrubs (Nancy Benzie & Dan Colesworthy)
  - i. NB- Shane finished pruning the trees. He began weed control and rose pruning. Pheromone bug traps have been hung from trees throughout the Village. Aspen trunks have been sprayed to deter ash bores, which have been held at bay.
  - ii. Southwest irrigation pumps had to be rebuilt due to a leak. Pump House 1 begins irrigation shortly starting with flushing the system.
  - iii. Herb met with All Phase Landscaping to make sure all is ready for lawn care. All Phase will begin one week after irrigation starts. All Phase will cut on Wednesdays and finish on Thursdays. There will be no irrigation on those days.
  - iv. Bulletin board was installed on Marigold next to the mail boxes.
  - v. The current Maintenance Schedule ends with 2018. A new schedule needs to be made for 2019-2022. NB will work with Shane on a new schedule.
  - vi. DC – Dan received a letter from Lindsey Wulff about the trim paint on his unit.
  - vii. Rocks at the end of Marigold are full of weeds, and needs attention.
  - viii. There were no Help Line calls since March 20<sup>th</sup>.
  - ix. SN – has a concern about reported mold in the crawl space of the Anderson's unit. The mold was treated with a bleach solution. There are wet and dry molds.
    - 1. JM – make sure the insulation is not covering the crawl space vents. The mold may be inactive. A specialty company should be called to check on it. Shane is *certified* to inspect the crawl spaces for mold. The homeowners are responsible to check and remediate mold issues in their unit's crawl space. *Add to next Agenda: Crawl space inspection.*
- b. Facilities Report (Joyce Kurt)
  - i. The outside lights at the Community Center aren't working. They are being checked on.
  - ii. Rope has been added to lengthen the flag pole rope for easier usage.
  - iii. There is an exercise bike being donated the workout room. It will replace the recumbent bicycle.

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- c. Activities Director (Carole Johnson)
  - i. Not much to report.
  - ii. CJ recommends that something be done with the back side of the new bulletin board on Marigold – painted?
  - iii. There are no activities in April.
  - iv. Potluck in May.
  - v. Community Garage Sale on June 9th
- d. Covenants Ombudsman (Scott Nelson)
  - i. SN feels a letter will not resolve the issue of anonymous letters to residents.
  - ii. There was an amendment to the covenants regarding RV parking: 10.5.c on the Fifth Supplement – NO CAMPING on the streets.
  - iii. The Tofts called and inquired about their visitors with an RV to park in front of their unit over night. It's OK.
- e. Treasurer (Bev Stone)
  - i. We are in between Quarters.
  - ii. The [www.villageatcountrycreek.com](http://www.villageatcountrycreek.com) is now secure.
- f. Secretary (Jan Peterson)
  - i. Nothing to report.

**6. New Business**

- a. Communication between the residents and the Board (including those responsible to the Board).
  - i. JP – is there a follow-up call to residents to let them know of the status of the Help Line call they made?
- b. Procedure: following up on VCC Violation of Declaration Report.
  - i. The holiday lights have been removed.
- c. Lawns on Primrose Lane
  - i. The lawns on the south facing side of Primrose will take a season to respond to improvement.
- d. Newsletter “Did You Know?” Topics for the next several months.
  - i. Leash law included “voice control”.
  - ii. Use of flags for sprinkler heads and shrubs: red flags for sprinkler heads, green flags for dead shrubs.
  - iii. Use the Violations of Declarations form
  - iv. Read VCC Declarations – can be found on [villageatcountrycreek.com](http://villageatcountrycreek.com) site
- e. Screened in Porch request (1114 Sunrose Lane) Karen Hutchinson
  - i. JM – BOD members take a look at this alcove area that resident wants to screen in (refer to ARC application submitted). Email JM your thoughts.
- f. Tree Removal request ( Primrose Lane) Patti Constable
  - i. This request was discussed: the tree is not diseased. The tree does not belong to unit owner. The unit owner can pay to have us remove the tree, then, it must be replaced with another tree. VCCPHA's tree, VCCPHA's labor, contracted by association, at owner's expense.
- g. Follow up on the Driveway Repairs at 1102-1108 Primrose.
  - i. The association received a full refund from Foundation Repair. The concrete was removed and replaced by Sunshine of the Redlands

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(SOR). CCPHA paid SOR for the work, CCPHA invoiced the 4 individual homeowners.

- h. RV Parking Regulations
  - i. The permanent RV parking area to be located on the other side of the irrigation canal has been postponed until next year.
- i. Letter from Pete Knoll
  - i. The letter was in reference to the proposed, not yet passed, RV parking regulations. JM will respond to Mr. Knoll's letter.
- j. Findings from the roof inspection process completed
  - i. Information forwarded to Tom Volkmann, attorney. It is in his hands now.
- k. Research on higher interest bearing accounts for CCPHA.
  - i. Personal vs. commercial accounts have different interest rates.
  - ii. BS will do more research on commercial rates.

**7. Date for Next Board Meeting : May 7, 2018**

**8. Actions taken by the Board of the Association:**

- a. Executive meeting of the BOD called for Tuesday, April 10<sup>th</sup>.
- b. JM will respond via letter to Patty Constable's request regarding tree removal in front of her unit, explaining procedure according to CC&Rs.
- c. JM will respond via letter to Peter Knoll regarding RV parking regulations.
- d. Board agreed that a new computer for use of publishing Cat Tales be funded, along with software that both Cat Tales and Bonnie Walker can use.
- e. Board members will send JM their thoughts regarding ARC request for screened in front porch at 1114 Sunrose.

Adjournment moved, seconded, passed at 12:00 PM

*Respectfully submitted, Jan Peterson, CCPHA Secretary*