

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

Monday, June 18, 2018 9:00 AM

1. Call to Order and Roll Call (Secretary)

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

2. Review Agenda-Adopt/Amend

- a. Motion to approve this agenda, seconded, voted: 6 yes. Approved.

3. Discussion and approval of Minutes from Last Meeting (May 7th, 2018)

- a. Motion to approve these minutes, seconded, voted: 6 yes. Approved.

4. Members presentation to the Board

- a. John Rodwick 1140 Marigold Ave
 - i. John has been living in the Village for 12 years and is the AARP representative for Western Colorado. John shared information about an AARP initiative: Age Friendly Communities. Fruita is one of 250 such communities in Colorado. John would like a resident to represent our Village on the advising board of Fruita. He left an application. If anyone has questions they should contact him.
- b. Phyllis Mattern 1227 Sunrose Lane
 - i. Phyllis requested that the Board Meeting minutes of April 9th be corrected: There was no note left on her son's fifth-wheel. Also, remove "anonymous" from their statements.
- c. Bill Losey 1117 Primrose Lane
 - i. Bill feels the lawn care company, All Phase Lawns, is doing a better job overall than last year's company. However, the supervision of their work could be better, especially regarding the trimming and edging. Trimming/edging is too low and the grass is burning out along sidewalks and posts. Also the trimming/edging is inconsistent throughout the Village.

5. Presentation & Discussion by Board Members

- a. Landscape Maintenance...Lawns, Trees and Shrub (Nancy Benzie & Dan Colesworthy)
 - i. NB –
 - (1) Are we planning for future drought regarding lawns, trees and shrubs? The grass goes dormant during the hotter, dryer months, a natural occurrence. JM - we have blue grass planted this is normal. NB – we can try to combat the effects of drought by raising the length the grass is cut and water more deeply. JM – we have gone to mulching the grass that helps slow evaporation and improves the soil. Cutting higher than 3¹/₂ " to 4" makes mulching difficult. We are watering deeply 2 times a week, 3 cycles at night for 5 minutes.
 - (2) NB- liquid aeration (has a wetting agent in it) allows water to go deeper, and it has been successful this year.
 - (3) The ash tree trunks have been sprayed and borer numbers have been reduced.
 - (4) Driveways will not be blown off by APL.
 - (5) The large dead grass area near the entrance was due to grubs. Shane is working on it.
 - (6) Some lawn/tree/shrub work is also being done on the weekends.

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- ii. DC –
 - (1) Broad leaf weeds are showing up on Primrose, as well as clover and Bermuda grass.
 - (2) Bare spots are showing up, are we being pro-active enough? JM – when Shane is finished with the shrubs, he will have time to address the bare spots.
 - (3) There were 98 calls to the HelpLine. Many were about grass clippings. If residents want more done, it will have to be reflected in raising the PHA dues.

 - b. Facilities Report (Joyce Kurt)
 - i. There were several rentals last month, and paper products in the clubhouse must be restocked.
 - ii. The renters have been really good at cleaning up after their rental.
 - iii. There is one rental so far for July.
 - iv. She still has to replace the rope on the flagpole.
 - v. The air conditioning in the clubhouse seems to be working well again. It freezes up occasionally, thaws and then works again.
 - vi. Should we put blinds in the exercise room on the south and east sides?
 - (1) CJ – She will see if the Social Committee can do that.
 - vii. JK wants to replace the TV in the exercise room with a flat screen TV hung on the wall.

 - c. Activities Director (Carole Johnson)
 - i. Forty-five residents attended the Memorial Day Picnic.
 - (1) One grill needs repair, all four burners don't work.
 - ii. Next event is July 4th Picnic. There will be no cost to residents. J Bar D Catering will be providing food.
 - iii. In September there will be an "End of Summer" picnic, replacing the former Progressive dinner.
 - iv. The Community Garage Sale seemed to go well. Twenty signed up to participate. Not as many came through the Village, maybe due to confusion with the advertising in the newspaper.

 - d. Covenants Ombudsman (Scott Nelson) – absent

 - e. Treasurer (Bev Stone) – absent

 - f. Secretary (Jan Peterson)
 - i. There have been 14 new residents in 6 residencies since the beginning of the year.
- 6. New Business**
- a. Financials – John Moir
 - i. The financials are similar at this time as they were this time last year with the following differences:
 - (1) Slight anomaly – we have to pay APL in advance.
 - (2) There are no part-time employees, and that amount shifts to Contractor #2.
 - (3) Landscape Materials (Chemicals) paid for praying mantis and lacewings as natural insect control.
 - (4) There is an increase in reserve funds.
 - (5) The amount of cash in Alpine Bank is the same.

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- b. Communication between the residents and the Board.
 - i. Letter from Carol Everett.
 - (1) Discussion ensued regarding the parking of RVs on the streets of the Village.
 - (2) Owners of rear units are permitted to park their RVs on the street in front of their quad for 48 hours. This will be announced in the next Cat Tales.
 - (3) No action will be taken.
 - ii. Email from Jim Hawkins
 - (1) JM will send a letter to the Hawkins in response to Jim and Jackie's attendance at the April 9th meeting and Jim's email.
 - iii. Letter from Patti Constable regarding work requested.
 - (1) It is important to make repair requests by calling the HelpLine because those kind of things are tracked.
- c. Additional signers onto the various CCPHA accounts.
 - i. JM – presently, only he is a signer for the CCPHA accounts. JM will research what each bank needs regarding a second signer.
- d. Review of request for patio fence to be lowered at 1151 Primrose Lane (Elizabeth Liberty)
 - i. The Board reviewed the completed ARC request to lower the patio fence at 1151 Primrose Lane.
 - (1) A motion was made to approve this request, motion seconded, voted on and passed.
- e. Watering for VACC irrigation. We will continue to monitor water needs and don't expect much of a difference in lawn appearance.
- f. Pump replaced at Pump House #1.
 - i. JM – the bearings were going faulty in PH#1 (near pond). The pump was removed to be repaired. The Primary Pump House is able to handle all needs, PH#1 kicks in when needed. The repair costs will show up in the Financials.
- g. Begin to communicate with owners regarding driveway repairs along Primrose Lane. Will use a new procedure wherein all owners who have repair issues will be notified and an estimate will be provided. Will follow up with a series of short meetings.
 - i. Homeowners will be given an estimate.
 - ii. If homeowners want to hire a remedial company themselves, they can, but a contract must be signed by a certain date (TBD).
- h. Unfinished items regarding budget for sidewalk repairs and Annexation of 3.5 acres.
 - i. Fruita is not offering the cost sharing of sidewalk repair as they did last year. If repair is needed, we call and get put on a list. The homeowners association is responsible for the repair, and we have the capitol in reserve funds to cover it.
 - ii. Possibility of annexation of 3.5 acres to the north of the Village would not be considered for two years.
 - iii. The bridge to connect the permanent RV parking area to the Village has been postponed until water is out of the canal – December/January.

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- i. Follow up on placement of reserve funds for increased rate of return. What would the Board like to pursue regarding this Policy.
 - i. The Board members discussed how to formulate the ladder of CD's for CCPHA reserve funds: how much to keep liquid in a savings/checking account, how to tier the CDs so each year one would be rolled over, and by what date this ladder should begin.
 - (1) Suggestions on CD lengths: 6 months, 12months, 24 months.
 - (2) Begin this ladder in September of 2018.
 - (3) Who will be responsible for the actual roll-over action – can banks do this automatically?
 - ii. This will be finalized at the next Board Meeting when all are present, and hopefully we can vote on this policy.
- j. Roof Shingle Warranty with Tamco...Process moving forward.
 - i. Communication to Tamco has been sent and we are awaiting a response.
 - ii. Tamco has always performed on previous issues like ours.
 - (1) It is expected that roofs involved will be torn off and replaced.
- k. Date for Next Board Meeting : *Monday, July 30, 2018 (date changed to July 31 at 1PM.)*
- l. Date for Semi-annual PHA meeting: September 20, 2018, 7:00 p.m. in Village Community Center.

7. Actions taken by the Board of the Association

- a. Minutes of the April 9th meeting will be amended as requested. (4b.)
- b. Board members have been asked to make a list of expectations/responsibilities for any potential Village management entity.
- c. Patio fence alteration at 1151 Primrose was approved.

8. Adjourned at 11:53 a.m.

Respectfully submitted, Jan Peterson, CCPHA Secretary