

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

August 16, 2019

1. Call to Order and Roll Call (Secretary)

- a. Board members present: John Moir, Jan Peterson, Dan Colesworthy, Carole Johnson, Darrell Hamilton, Jerry Toft and Linda Roush.

2. Review Agenda-Adopt/Amend

- a. DC motioned to adopt agenda
- b. CJ seconded
- c. Voted: all in favor of adopting agenda.

3. Discussion and approval of Minutes from last meeting (7-9-19).

- a. JT believes there needs to be a formal motion and vote to transfer funds from the Reserve Fund to pay for the resurfacing and line painting of the Community Center Parking Lot.
 - i. JM – defer to New Business.
- b. Minutes from the last meeting were unanimously approved.

4. Members presentation to the Board

- a. Shane Curtis (Landscape Report)
 - i. Trees that were overhanging the sidewalks were taken care of.
 - ii. Shrub replacements have been completed. The 3 junipers that are dead will be removed, but are on a “back burner” due to the 48 broken fruit tree branches that need attention.
 - iii. Pruning will be done at the end of next week.
 - iv. They are clearing away the undergrowth, and shrubs responded well from this clearing done last year.
 - v. He has been asked by a resident to pressure wash the concrete sidewalks that have become stained. He is not contracted to do this.
 - vi. Woody sorrel, aka oxalis, invasive weed in grass, is being treated by spraying soap and weed killer. Difficult to get rid of.
 - vii. Crew is staining wood fences in area #2, they are ¼ to ½ done. Area #2 includes Periwinkle, Sunrose and new units on Primrose.
 - viii. CJ – will gutters be cleaned? SC – yes, after leaves fall in late October.
 - ix. JT – 1166 there is a plum tree that is misshapen.
 - x. JT – what about pressure washing concrete stained from tree debris? Looks ugly.
 - 1. JM – will not be pressure washed unit BOD decides to fund it.
 - xi. DC – what about treating spurge?
 - 1. SC – have to use a spray.
 - xii. Billy Jacobson (visitor) commented that Shane is doing a great job. She has called him of a few problems and he corrected them in a timely manner.
 - xiii. SC – If gutters overflow when it rains, folks should call the Help Line!
 - xiv. Jan Dotson (visitor) stated that the area between her and neighbor's unit looks disgraceful! She cannot get access to the rear of her building. She did not call and leave a message on the Help Line.
 - 1. SC said he will have it taken care of.
 - 2. DH said a lot of patios are this way as well, especially around meters that need to be read.
 - 3. SC said he will have these areas cleared so access is better.
 - 4. JM mentioned that in 3 years the meters will be replaced with wireless ones and access will not be an issue.
 - xv. LR thanked Shane and crew for all their hard work in the Village.
- b. Bill Losey (1117 Primrose) spoke with Board members about vehicles speeding on the streets of the Village. The safety of the residents is jeopardized. Trades people, construction trucks, delivery vehicles as well as some residents speed. Though posted limit is 25 many go much faster. There are only 2 speed limit signs at each entrance to the Village. Besides safety, the quality of life is effected with more noise from speeding vehicles.

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- i. Suggested solutions: more speed limit signs, notice in Did You Know about 25 MPH limit, posting a notice on Nextdoor, handouts to companies, approaching the Fruita Town Council about reducing the limit to 15MPH.
- ii. JM suggested a letter with signatures to Town council. He will send a letter to sub-contractors to slow down.
- iii. Bill Losey will draw up a letter and ask residents and Board to sign for support.
- c. CJ spoke for Billy Jacobson who has questions about renting the community Center for a Fundraiser. Can alcohol be served?
 - i. DH & JM both said this topic has been discussed many times in the past. The Community Center is for the use of residents only. No outside rentals at all.
 - ii. JP motioned that this be a topic for our next meeting: To develop a policy regarding use of the Community Center by residents and non-residents. All agreed.

5. Brief discussion and review of Financials (John Moir)

- a. There are some variances due to timing of the report and time of billing.
- b. Irrigation might not use full amount budgeted.
- c. The "Manager" can re-allocate monies to another area at their discretion, however a Board vote is needed to take monies from Reserve Funds.
- d. DH question – why is Pump House carried as an asset, but later as a liability?
 1. JM The Pump House has not been paid off. He will study this and get back to the board.
- e. JT – assets should show maintenance and accounted for. He will do some research on how to account for assets.

6. Presentation & Discussion by Board Members

- a. Landscape Maintenance...Lawns, Trees and Shrubs (Dan Colesworthy, Darrel Hamilton)
 - i. DC – there have been 193 call to the Help Line, about as many as late year. There have been more calls regarding pruning, not many calls on irrigation. Herb is returning calls.
- b. Facilities Report (John Moir working with Herb Wells)
 - i. Herb says supplies are in good shape. Residents are pleased with exercise equipment.
 - ii. Cleaning lady has gotten a couple of notes, but overall, she is doing well.
 - iii. CJ mentioned to Herb not to speed.
- c. Activities Director (Carole Johnson)
 - i. There will be no Labor Day Picnic.
 - ii. 9/20 there will be an "End of Summer" Picnic. \$3 per person.
 - iii. The Thanksgiving Dinner is set for 11/22
 - iv. The Christmas Dinner is sset for 12/20
 - v. Caterers have been booked for dinners.
- d. Covenants Ombudsman (Linda Roush)
 - i. LR dealt with questions about rentals and fund raisers. After checking with police department, the PHA would not be liable for alcohol issues. We have a very good Rental Contract. If the Community Center is rented, residents should not use it during rental times.
- e. Treasurer (Jerry Toft)
 - i. JT reviewed first quarter of financials and found no problems.
 - ii. JT noticed one thing: the financial statement does not show where the money came from to pay for Community Center parking lot resurfacing and lining.
 1. DC made a motion: Take money from the General Maintenance Reserve Fund and transfer to the Current Operations Account for the purpose of resealing and lining the parking lot to r the Community Center.
 2. LR seconded the motion.
 3. Voted, all in favor of motion. Motion passed.

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f. Secretary (Jan Peterson)

7. New Business

- a. Pathways suggest \$4,000 per year of concrete work until project finished.
 - i. Questions: how many feet need to be covered? How wide should the path be? Suggested 5' wide by 3" deep.
 - ii. JM will get some figures to present at the Bi-annual meeting.
 - iii. JT & DH – All paths leading to Community Center should be done. Consider using Reserve Funds, that's what they are for.
- b. Review Landscape request for 1133 Primrose (Jim & Mary Ward)
 - i. Wards request replacement with an arborvitae. There are 2 kind on the plant/shrub replacement list.
 - ii. JM – table until we can talk with the Wards about specific replacement. JP seconded, all in favor.
- c. Distribution of VACC Guidelines as per 7.20 (Should consider review of Guidelines)
 - i. Goal: review and distribution Policies by January and include with _____ of meeting.
- d. RV Storage Guidelines
 - i. Refer to letter from new resident, has good thoughts to consider. (attached)
 - ii. Budget for RV Storage maintenance
 - 1. Weed Control – annual \$1,500
 - 2. Surface Maintenance – annual \$1,000
 - 3. Annual fee decided by Board each year for utility trailers and RVs.
- e. Board member's continued discussion of expectations/responsibilities for a new VACC management entity.
 - i. All agreed to meet at a separate time and dedicate the meeting just to this topic.
 - 1. JP will make date suggestions at next meeting
- f. Addition to the Expansion Area for VACC North (Eighth Supplement)
 - i. JM explained that an Amendment to the Declarations would be presented to the residents at the next Bi-annual meeting. The Amendment would give expansion rights to Sunshine of the Redlands for 3.3 acres of land to the north of VACC. This area would be "annexed" and become part of the CCPHA. For this Amendment to be passed, a quorum would be needed in a vote by homeowners. If the Amendment is not passed, the area would still be developed, but would not be part of CCPHA. Access to this area would, however, be via Periwinkle Lane. A diagram was shared of the planned area which would include 12 individual homes with a cul-de-sac. Pros and Cons were discussed.
 - ii. A Ballot/Proxy would be attached to the notification of the Bi-Annual Patio Home Association meeting. Ballots would have to be received by September 26, 2019.

8. Date of next Board Meeting: Monday September 16, 2019, 9:00 AM

9. Semi-annual PHA meeting will be on Thursday September 26, 2019 at 7:00 PM

10. Actions taken by the Board

- a. Approved motion to take money from the General Maintenance Reserve Fund and transfer to the Current Operations Account for the purpose of resealing and lining the parking lot of the Community Center.
- b. Agreed to create a Policy for use of Community Center at next meeting.

11. Adjourned 11:41 AM *Respectfully submitted, Jan Peterson, CCPHA Secretary*