

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

September 16, 2019 9:00 AM

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. Motion to accept agenda as is, seconded, vote: all in favor.

3. Discussion and approval of Minutes from last meeting (August 12, 2019).

- a. Motion to accept minutes as is, seconded, vote: all in favor.

4. Members presentation to the Board

- a. Shane Curtis (Landscape Report)
 - i. Colorado Property Maintenance – name of Shane's company
 - ii. Village section #2 wood patio fences staining compete. Some newer fenced needed extra coat because they soak up the stain.
 - iii. Area around Pump House door and garage door stained.
 - iv. Steeple wood shingles on roof of Community Center will be stained.
 - v. Most of the plum tree branches that broke have been dealt with.
 - vi. The spurge (kind of weed in grass) has been sprayed, and is taking effect.
 - vii. Rock beds have been sprayed for weeds.
 - viii. One juniper tree on Marigold that is half dead will be removed.
 - ix. Two houses (1112 & 1140) that had shrubs overgrown will be cleaned up and blown out.
 - x. Lawn mowing will be mulched, then bagged later in fall. Purchased a leaf vacuum, and leaves will be blown to street then vacuumed up.
 - xi. CJ – what about the elm trees that seem to be growing randomly? SC – they will be cut and sprayed with killer. Also asked workers to look for them.
 - xii. New properties were hydro-seeded. In 2-3 months Terry will let Shane know when lawns can be taken over by Shane.
 - xiii. JP – what about the lawns in front of 1180 & 1184 Primrose? Lawns look awful. SC – a different mix of seed was used and will eventually die off, then new seed will be put down.
 - xiv. Have started aerating some areas in the Village and will seed some areas.
 - xv. JM – irrigation will be shut off during the first or second week in November.
- b. Gladys Burdett, 1104 Sunrose Ln
 - i. Addressed the Board about the Help Line and communication problems regarding tree limbs and painting. She is concerned about the many plum trees looking deformed from hail.
 1. LR – what do we do going forward regarding plum trees?
 2. JM – no more will be planted. During pruning time a closer look will be done to see if they come back. It is too early to prune: new growth will freeze. Pruning should take place when trees are dormant.
- c. Bill Losey, 1117 Primrose Ln
 - i. Addressed the Board about vehicle speeding on Village streets and the dangers presented to residents. He collected more than 50 signatures of support and present to the Fruita Town Council on November 5th to request lowering the speed limit to 15 mph on Village streets. Bill will work on asking for residents to attend for support.

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

- a. New format as showing current versus budget projections.
- b. Landscape Maintenance budget has not been spent yet, but will be in the spring when the sprinkler rotor heads are changed.
- c. We will have the same company working this year as last for snow removal.

6. Presentation & Discussion by Board Members

- a. Landscape Maintenance...Lawns, Trees and Shrubs (Dan Colesworthy, Darrel Hamilton)
 - i. There were 233 Help Line calls. Calls have slowed compared to last month. Most are resolved within 1 or 2 days.
 - ii. DC thinks we will need a policy to guide the future Management Entity with Lawn care and Maintenance. We need general standards for how we want the Village to look. JM should make within a year.
 1. JM said board members should look over the folder he sent. The policies may need some tweaking, and should be presented to the residents.
- b. Facilities Report (John Moir working with Herb Wells)
 - i. Everything seems to be operating well.
 - ii. The fireplace was cleaned, glass, logs and flue cleaned.
 - iii. The cleaning lady is doing well. She cleans twice a month instead of once a month due to the Community Center being used more.
 - iv. The exercise equipment is working well.
- c. Activities Director (Carole Johnson)
 - i. There have been several rentals of the Community Center lately.
 - ii. There will be an "End of Summer" picnic on Friday, Sept. 20th for residents.
 - iii. The three PHA sponsored events are: Thanksgiving Dinner, Christmas Dinner and St. Patrick's Day Dinner.
 - iv. On October 30th we will have a murder mystery night – Halloween Homicide – a professional group will come. Cost is \$300. Will be charging residents \$12 ea. Only 60 residents will fit in the dining room for this event.
- d. Covenants Ombudsman (Linda Roush)
 - i. Nothing to report
- e. Treasurer (Jerry Toft)
 - i. Reviewed Article 5 regarding the Maintenance Reserve Fund.
 - ii. JT presented a modified form for reporting the Financials to show everything is totally separate and accountable. Easier to understand monies coming in and going out. Discussion followed. JT will work to clean-up the columns for easier reading.
 - iii. JT mentioned Article 4.e. – funds not spent must be returned to homeowners.
- f. Secretary (Jan Peterson)
 - i. JP is collecting ballots for the Eighth Amendment (Annexation of 3.3 acres to the North of the Village). Residents that have not turned in a ballot will be contacted to make sure they understand what this ballot is for. Jerry Toft, Carole Johnson and resident Dennis Sisk will assist in contacting residents.
 - ii. JP has about 10 Welcome Visits yet to do.
 - iii. JP works closely with Bonnie Walker to maintain current names, addresses and phone numbers for new residents.

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7. New Business

- a. Pathways to concrete, working on getting bids for this work.
 - i. Slip form is the best way to install walkways, but costs more money. Hard to get the large truck in the areas needed. The spring is the best time to do concrete work. Only the pathways leading to the Community Center (in surrounding open space) will be concreted which is approximately 800ft.
- b. Maintenance Agreement for pathways in VACC#6 to City of Fruita
 - i. JM is preparing a maintenance agreement to present to the City of Fruita to maintain the walking paths that boarder the Village.
- c. Maintenance Agreement for fences and crossing for the RV Parking area to GVIC
 - i. Grand Valley Irrigation will not maintain the fencing or bridge crossing the canal. CCPHA will have it as a liability and will be obligated to maintain the bridge under a perpetual agreement.
- d. Create a new Policy/Guideline for the use of the Community Center
 - i. CJ will draw it up.
- e. Review existing set of Policies
 - i. Board members should review these policies (sent by JM via email) for the next Board meeting.
- f. RV Storage guidelines
 - 1. Fee for RV Parking?
 - a. There will be a fee for RV parking based on the size of the space. RV parking was never said to be free.
 - b. JM proposed a reserve fund for RV Parking area maintenance.
 - i. Non-refundable fees proposed to be collected beginning April 1, 2010 :
 - Small parking spot (20' long)\$ 7 per month/\$84 per year
 - Medium parking spot (25' and 30' long).....\$12 per month/\$144 per year
 - Large parking spot (40' long spot).....\$16 per month/\$192 per year.
 - g. Discussion of potential Expansion Area for VACC North (Eighth Supplement)
 - i. Items discussed:
 - 1. What do the 12 new units contribute to the common areas?
 - 2. What have the 12 new units contributed to the Community Center facility?
 - ii. All agreed that these new homes should contribute in some way.
 - iii. Per unit fee suggested for the cost to expand the use of Common Facilities (to include RV Storage, Community Center Facilities, Trails)
 - iv. JM proposed a "Capitol Improvement Fund", into which the developer would contribute some from the sale of each of the 12 new units.
 - v. This discussion will be continued.....

8. Date for next Board Meeting

- a. 10/7/19

9. Semi-annual meeting is Thursday September 26th at 7:00 PM

10. Actions taken by the Board of the Association - none

11. Adjourned 12:12 PM

Respectfully submitted, Jan Peterson, CCPHA Secretary