

Minutes for the Board of Director's Meeting

Country Creek Patio Home Association

Monday, January 13, 2020 9:00 a. m.

1. Call to Order and Roll Call (Secretary)

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

2. Review Agenda – Adopt/Amend

- a. Motion to approve agenda, seconded, voted: approved.

3. Discussion and approval of Minutes from last meetings: December 9, 2019

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

4. Members presentation to the Board

- a. Shane Curtis (Landscape Report)
 - i. Shane was not present.
- b. Representatives from the City of Fruita: City Engineer, Sam Atkins, Chief of Police, Dave Krouse, Lt. Nick Peck were present to convey the following:
 - i. After receiving a request to lower the speed limit in this neighborhood, and setting two speed tracking devices in November, it was determined that the Village did not have enough vehicles traveling faster than the posted speed limit of 25mph to warrant lowering the speed limit to 15mph as requested by Village representatives. However, City Council decided that because the Village is an isolated neighborhood, it would approve lowering the speed limit to 20mph. Public Works is ready to install new signs where previous signs are located.
 - ii. Chief Krouse requested that residents be reminded to watch their speed and that pedestrians be reminded about safe walking practices.
 - iii. JP asked about how to get a radar trailer on our streets. Chief Krouse suggested calling the City and request getting put on a list.
 - iv. JP asked about the possibility of having an officer visit us during 10am coffee once a month. Lt. Peck said he plans on starting that in February.
- c. John Rodrick, 1140 Marigold – has a concern about the number of ducks at the Pond at the Primrose entrance. His concern is in regard to feeding and dependency of the ducks when they should have migrated. Also concerned about the condition of the pond becoming bad. Can the Board formalize a policy about feeding the ducks?
 - i. JM – how would a policy be enforced?
 - ii. JP – explained the history of the ducks settling at the pond.
 - iii. JM – when seasons change they will leave. We will deal with any pond issues. We can consider getting Fish and Wild Life person to come and address it.
- d. John Rodwick also raised his concern regarding the management of the Village after John Moir leaves. JR suggested that a transition team be created to research what is needed, costs, etc. He would be happy to serve on this team.
 - i. JM agreed. We need to move on this. The team can be comprised of a few residents and Board member(s).
- e. Ruth Dawson, 1123 Sunrose – as a new resident she wants to know where the cut off for liability insurance is on properties in quads.

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- i. JM – the footprint of the unit is where owner liability ends. Driveway liability is owned by the four owners of quads sharing the driveway. The Association has the rest of the liability: sidewalks, pathways, open space, etc.
- f. Paul Lauman – brought up bookshelves for Library. JM – it will be in next year's budget, too late for this year.

5. Brief review and discussion of Financials (11-30-19)

- a. JM – passed to JT to do a presentation of Financials.
 - i. JT – 9 month income statement, running a little behind due to slower movement of new residents.
 - a. \$17K below budget right now, snow may change that.
 - b. Irrigation will be using about half of budget for changing irrigation maxi-pods.
 - c. Pre-emergent weed control will be done earlier this year, in February.
 - d. Cash total similar to this time last year.
 - e. JT suggests we create a cash reserve, also how property is an assets and operating fund.
 - i. JM we have only 3 properties with value:
 - 1. Bottom pump house \$30K
 - 2. Upper pump house \$120K
 - 3. Community center \$380K
 - ii. Discussion ensued including depreciation of assets, taxes. No decisions were made.
 - iii. JM – just create a list of what the assets are with no dollar amount associated.
 - f. Balance shows balance for note on shop building has been paid off.

b. Presentation and Discussion by Board Members

- c. Landscape Maintenance: Lawns Trees, Shrubs (Dan Colesworthy, Darrel Hamilton)
 - i. 286 Help Line calls.
 - ii. Most were calls for Chad and loose shingle.
- d. Facilities Report (John Moir working with Herb Wells)
 - i. JM – works closely with Herb Wells.
 - 1. makes sure heat is correct
 - 2. had HVAC maintenance done
 - 3. moved a thermostat for better heating.
 - 4. We may need to add another zone to cooling system if we find we need it in the Community Center.
 - 5. Herb does snow removal for Community Center pretty quickly.
- e. Activities Director (Carole Johnson)
 - i. Absent
- f. Covenants Ombudsman (Linda Roush)
 - i. Nothing nto report
- g. Treasurer (Jerry Toft)
 - i. Already reported

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- h. Secretary (Jan Peterson)
 - i. Letter from resident regarding 1121 Primrose: a satellite dish that was removed from her roof, and has been left on ground next to house and should be removed.
 - 1. JP will talk with resident who is a neighbor.
 - ii. Poll on Nextdoor regarding do they want Wi-Fi access back in Community Center?
 - 1. 25 responses, 60% Yes, 24% Don't Care, 16% No
 - 2. Maybe better to poll at Semi-annual meeting.
 - iii. RV Parking area
 - 1. Need to order things: vertical slats, & signs
 - a. When should these things be ordered and who pays for it?
 - b. Send bill to Sandi McLeod.
 - iv. Created an historical list of who has served on the Board from the beginning. Missing names here and there.
- 6. New Business**
- a. Update on RV Parking Area, waiting on fence installation
 - i. Gate being installed today. Changed it from steel to aluminum due to weight.
 - ii. Hold off on moving RVs in until weed spray is done.
 - iii. Left about 6' for a trail between RV fence and neighboring fences.
 - iv. Moving RVs will probably be done around March 1st.
 - b. Discussion regarding the 2020-2021 Budget updated for this meeting (see abbreviated Budget)
 - i. A simplified account consolidation will be presented for the residents.
 - ii. DC - are paths and benches in the new Budget? Paths in rear area of community center, yes. One bench a year will be added as locations are identified – one bench a year for five years.
 - iii. JT would like to consolidate everything to income and expense for easier reading by residents. There will be less categories.
 - iv. DC moved to approve the new budget format for the 2020-21 Budget. JM seconded. Vote taken, all in favor. 2020-21 Budget format approved.
 - v. DC moved to approve budget figures, DH seconded. Vote taken – all in favor. 2020-21 Budget approved.
 - c. Snow Removal Policy. States that 1" of snow accumulation, snow crew will attend to CCPHA. First storm of the year they were slightly delayed (New Year's Day).
 - i. JM commented on snow removal Policy. There is a discrepancy between 1" and 1 ½". Herb and John discuss snow conditions early and a decision is made based on weather conditions. All agreed to change policy depth of snow to ONE INCH before removal is initiated.
 - d. Attorney letters on the Tamco shingle issue and 2131 Sunrose letter.
 - i. This discussion was initiated by a letter from Jim Hawkins at 1231 Sunrose. History of Tamco involved shingles was discussed, which was a manufacturing defect in the shingles. JM – the issue of shingles could be presented to Tamco via attorneys (legal route). However, Mr. Volkman (CCPHA attorney) recommends that individual homeowners file claims to Tamco through Tamco's warrantee department. Mr. Volkman feels that individuals will get more attention from Tamco this way rather than through suing Tamco as a class action suit, according to his research.

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- ii. JM will put together a cover letter to the owners involved, and include photos of shingles that were taken of the roofs, as well as suggested correspondence to Tamco. Owners will have to pursue issue from there.
- e. Review existing set of Policies – Carole Johnson
 - i. CJ re-typed the 8 policies so they are all in same format.
 - 1. DC – policy #2 is not clear regarding parking and snow depth says one half inch. Should be changed to one inch to be consistent. JM can say to refer to Snow Removal Policy. DC suggested creating a snow removal policy. DC – references to *fin*es for improper parking. Must be clarified.
 - 2. *We should all review these policies for approval during next meeting.*
 - 3. The Age Policy and criteria to move in should be added to Policy packet. Should be Policy #0.
 - a. Policies are not given to new residents before they move in. Policies are clarification on CC&Rs.
 - f. Any Board members retiring?
 - i. Carole Johnson will not do another term.
 - ii. JM – should we have an election for two Board members at this meeting? Secretary and Social Committee should be voted on. JP will serve another term as Secretary.
 - g. LR question – do we have a follow-up on ARC changes? JM – it's up to the Ombudsman to follow-up.
 - h. JM – In March we should get back on the track with future management of CCPHA.
 - i. Date for next Board Meeting: 2-10-20.
 - j. Date for next Bi-Annual Meeting: 2-27-20.
 - i. Notice and Budget will be given with March Cat Tales.

7. Actions taken by the Board of the Association

- a. Approval of a new, more condensed version of the Budget to present to Residents
- b. Approval of the 2020-21 CCPHA Budget to present to Residents
- c. Verified that snow removal will begin at a snow depth of ONE INCH.
- d. Cover letters with small packet will be sent (JM) to those involved with Tamco shingle issue.

8. Adjournment at 11:48 AM

Respectfully submitted, Jan Peterson, CCPHA Secretary