

Minutes for the Board of Director's Meeting

Country Creek Patio Home Association

Monday, February 10, 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, Linda Roush, Carole Johnson
- b. Several members attended the meeting to observe.

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. DC - motioned to approve minutes, JM seconded, voted: Approved.

4. Members presentation to the Board

- a. Shane Curtis from Colorado Property Management
 - i. SC – hi crew is starting sith Spring pruning, starting at Sunrose and moving down the streets.
 - ii. He purchased a wood chipper. All cuttings will be collected and run through chipper to create mulch.
 - iii. Fruit trees that are touching units will be trimmed.
 - iv. Colorado Property Maintenance has the same personnel as last year and will be wearing identifying green shirts.
 - v. In march the rose bushes will be trimmed.
 - vi. Leaves will be blown out from rocks before the grass is mowed.
 - vii. Lawn fertilizer will be delivered on 2/10 and put on lawns earlier than last year so the pre-emergent treatment will take effect better. This fertilizer is not pet safe.
- b. Keven Ward, 1280 Marigold Avenue.
 - i. As a new resident, she asked questions regarding plants/shrubs around periphery of her unit: who is responsible for specific maintenance in this area. Her questions were answered by both SC and JM.
 - ii. LR pointed out the limit of 3 containers for plants per unit.
- c. Judy Bens, units at 1203-1207. Parking in the driveway.
 - i. Of late, workers are parking in the hammerhead area of the back units to go to and from the pump house. Created muddy cement and blocks ability to exit from garages. JM will speak with the workers.

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

- a. JM – yielded to JT to do a presentation of Financials.
 - i. The budget looks good as the gap closes between budgeted and spending, mostly due to snow removal, which causes budget to be slightly over.

6. Presentation and Discussion by Board Members

- a. Landscape Maintenance: Lawns Trees, Shrubs (Dan Colesworthy, Darrel Hamilton)
 - i. DC – only two Help Line calls. 288 calls since April 2019.

Minutes for the Board of Director's Meeting

Country Creek Patio Home Association

- b. Facilities Report (John Moir working with Herb Wells)
 - i. JM – all is well with facilities.
 - 1. Both pump houses are in good shape.
 - 2. Hand sanitizer in bathrooms has gone up.
- c. Activities Director (Carole Johnson)
 - i. This is CJ's last season on the Board.
 - ii. St Patrick's Dinner will be on March 13th.
 - iii. The Country Creekers (musical group) has been invited to perform for the V.A.
- d. Covenants Ombudsman (Linda Roush)
 - i. LR visited 1267 Marigold to look at the fence that was requested. Nothing has been changed.
 - ii. LR expressed that we should always do a follow-up to see if the ARC request had been done as proposed. LR will do follow-ups in the future.
- e. Treasurer (Jerry Toft)
 - i. JT would like to present the Balance Sheet to members at the Feb. 27th meeting. He would like to see property and equipment removed from the Income statement. He prefers a statement of cash flow.
- f. Secretary (Jan Peterson)
 - i. JP presented details from two companies that could install a solar gate controller for the RV Parking area. JP proposed a way to pay for the installation from the reservation fees of those using the RV parking area
 - 1. Discussion ensued. Final decision was to wait a year before considering gate controller and see how residents handle moving the gate themselves.

7. New Business

- a. Update on RV Parking Area, waiting for week control application (3/15/20).
 - i. RVs can move in after
 - ii. LR – what about the couple of pick-ups that are too long for parking in garages or driveways? JM – ok for them to park in RV area until the space is needed by RVs.
 - iii. RV gate opener proposal.
 - 1. JM did not include the gate opener when the area was designed. It will cost roughly \$10K. Final decision at this time is to wait a year to see if residents have problems opening and closing the gate themselves.
- b. Final review of existing set of Policies, John Moir
 - i. JM added section "version control" at the top of each policy to note when changes the policy was done and by whom.
 - ii. JM added a couple of definitions directly from covenants.
 - iii. DC – questioned if renters can rent.
- c. ARC review for 1207 Periwinkle (fence height lowered)
 - i. Discussed. Within precedents. DC moved to accept, DH seconded. Voted on. Approved.

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

- d. Topic of political signage in the Village has come up. What is the Board policy on this?
JM - laws regarding free speech have changed since 2005 (when no signage was allowed).. No other signage is allowed, including contractor-advertising signs, no private signs. Signs also present a hindrance for landscaping. If signage is allowed, HOA can place restrictions on placement. JM will consult with the attorney on the legal aspects and restrictions on placement.
 - i. JM will craft a policy regarding signage and present it to the Board.
 - e. New Board members?
 - i. Expand Board from 7 to 9 members.
 - ii. Need two to be on committee for Management Search.
 - iii. There will be a ballot for Board members at the 2/27 meeting.
 - f. Agenda items for February semiannual meeting of CCPHA
 - i. New Policies
 - ii. Do not feed ducks
 - g. Date for next Board Meeting: **March 9, 2020**
- 8. Actions taken by the Board of the Association**
- a. ARC request of 1207 Periwinkle approved.
- 9. Adjournment at 11:19 a.m.**

Respectfully submitted, Jan Peterson, CCPHA Secretary