

Minutes for the Board of Director's Meeting

Country Creek Patio Home Association

Monday, February 8, 2021 9:00 a. m.

1. Call to Order and Roll Call (Secretary)

- a. Zoom meeting ID:n835 7459 1519. Passcode: 796377
- b. Board members present: John Moir, Jan Peterson (remote), Jerry Toft, Jean Citkovic, John Roderick, Lance Lehrkind, Joyce Kurt.
- c. Board members absent: Darell Hamilton, Dan Colesworthy, Linda Roush
- d. Observers: Peggy & Dennis Sisk.

2. Review Agenda – Adopt/Amend

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

3. Discussion and approval of Minutes from last meetings: January 11, 2021

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

4. Staff Report to the Board

- a. No Staff report

5. Members presentation to the Board

- a. None during COVID-19 restrictions.

6. Presentation and Discussion by Board Members

- a. Treasurer discussion and Review of Financials (Jerry Toft)
 - i. JR revised the condensed version of the 10 month income statement.
 1. 98% of income is from HOA dues.
 2. Balance sheet was reviewed.
 3. Regarding annual taxes – the only thing that is taxed is interest earned on CDs.
- b. Facilities Director (Lance Lehrkind)
 - i. All's well with RV Parking area.
 - ii. WiFi in the Community Center is working
 1. Password: *museumunit532*
 - iii. Researching the replacement of the flag. Is pricy. Will wait a while to replace.
 - iv. Discovered that the noise coming from the ceiling in the Community Center was the water heater.
 - v. The pond had a problem that caused the aerator to shut off. Fenski Electric fixed it as well as fixed the spotlight.
 - vi. JP question: it is time to clean the bottom of the pond? JM – he will check the amount of sludge on the bottom this spring.
 - vii. Community Garden is progressing in its move to its new location: the ground will get tilled, enriched dirt may be added, there will be a water source, may be ready by March.
- c. Landscape Maintenance: Lawns Trees, Shrubs (JM)
 - i. The Landscaping contract was finalized with Colorado Property Management, Shane Curtis.

Minutes for the Board of Director's Meeting

Country Creek Patio Home Association

- ii. A new pre-emergent weed control is being used this year in early March. Pre-emergent will be sprayed on rocks around units, will not harm existing plants and should work through accumulated fall/winter leaves.
- iii. Landscaping crew will start on pruning.
- iv. JM worked with Shane on time and crew management and will use maps and charts to help stay on schedule.
- v. A tree trimming company will come in and work on Aspens street by street.
- d. Activities Director (Jean Citkovic)
 - i. Each year the Social Committee donates money toward an improvement to the community. This year they want to purchase blinds for the windows in the dance/exercise room.
 - 1. JM made a motion for the Board to approve \$1200 for the purchase of blinds. LL seconded. Vote taken. Unanimously approved.
 - ii. There was a suggestion to use the Community Center as a location for administering COVID vaccines. NO – logistics are too complicated to set up and residents are able to get to vaccine locations.
- e. Covenants Ombudsman (Linda Roush)
 - i. Absent. No report.
- f. Management Transition Team Coordinator (John Rodwick)
 - i. JM will work with Sandy on the CCPHA Directors position job descriptions, and data for the management companies,
- g. Secretary (Jan Peterson, present via Zoom)
 - i. JP is working on contacting Joel Kincaid who is the current manager of the villageatcountrycreek.com website to update documents posted on the website.

7. New Business

- a. Discussion regarding social events at the Community Center.
 - i. We will still follow the lead of the Senior Center in the Fruita Community Center.
- b. Update on COVID, does anyone know how to Village residents have progressed with regards to vaccines?
- c. Carryover job Budget balances from previous year.
 - i. Certain work could not be done this year due to COVID (exterior maintenance: painting of exterior metal trim of units on Daisy and Buttercup).
 - ii. Can we, as a Board, vote to move that left over money from last year for that same maintenance job this year?
 - iii. JR: motioned that the Board approve moving money not used in last year's budget for a specific job (maintenance) in to this year's budget for the same purpose.
 - iv. Motion seconded. Vote taken. Unanimously approved.
- d. Community Garden new location and preparations.
 - i. Previously discussed
- e. Work on irrigation canal.
 - i. The irrigational canal that runs along the north side of the property, parallel to Periwinkle Lane, will be repaired (lined with cement). This work must be done before water begins to flow through the canal. Trucks will be traveling through the Village, creating noise and dust. Be patient.

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

- f. Update on the definition of the various duetted for Board members as well as current manage the duties and responsibilities. (Progress report).
 - i. Duty descriptions are not quite done.
 - ii. Now that we are clearing out the Annual Meeting preparations and budget concerns, JM will make a push on addressing management change.
- g. Discussion on country Creek Management Transition Team.
- h. Last minute items for the Agenda of Annual Meeting.
 - i. Not for the Annual meeting, but 1211 Sunrose has a sign posted that is in violation of the CC\$Rs. Linda Roush should be notified to handle.

8. Date for PHA Annual Meeting - Thursday February 25, 2021

- a. This meeting will be made available to residents via ZOOM. Information for residents to log in the meeting will be provided in the notice from the Board about the meeting. Only Board members will be present for the meeting.

9. Date for next Board Meeting: March 8, 2021

10. Actions taken by the Board of the Association

- a. The board approved \$1200 for the purchase of blinds for the Community Center dance/fitness room as a gift from the Social Committee.
- b. The Board approved moving the money earmarked for a specific maintenance job to this year's budget for the same maintenance job (painting metal trim of units on Buttercup and Daisy).

11. Adjournment at 10:43 a. m.

Respectfully submitted, Jan Peterson, CCPHA Secretary