

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

**Date: July 12, 2021**

**1. Call to Order and Roll Call**

The meeting was called to order at 9:00 AM. Members present were: John Moir, Joyce Kurt, Jerry Toft, Jan Peterson, Lance Lehrkind, Judy Bennis, Jean Citkovic, John Rodwick, Linda Roush. Other attendees: Dennis and Peggy Sisk. Kathy Humphrey (1186 Primrose)

**2. Review Agenda – Adopt/Amend**

- a. Agenda reviewed. Vote taken. Unanimously approved.

**3. Discussion and approval of minutes from:**

- a. Board Meeting dated May 17, 2021 (JP was absent, another board member was asked to take minutes) Minutes were not available to review.
- b. Board Meeting Minutes dated June 14, 2021. Motion to approve, seconded, vote taken. Unanimously approved.

**4. Staff Report**

- a. No Staff report

**5. Members presentation to the Board**

- a. No presentations.

**6. Presentation and Discussion by Board Members**

- a. Treasurer discussion and review of Financials (Jerry Toft)
  - i. \$73K spent so far on maintenance which is 90% of the budget.
  - ii. Some major invoices will be coming up next month.
    1. Painters (to repair chipped paint) are scheduled to begin section 2 in August.
  - iii. Reservation fees in the RV parking area are all up to date. There are four vacant spots.
  - iv. Pumphouse siding will be replaced by Michael (the siding guy).
- b. Landscape Maintenance ... Lawn, Trees and Shrubs (Judy Bennis)
  - i. There were fewer help messages this month. Most are on the topics of shrubs, pruning and irrigation problems.
  - ii. Colorado Property Management did the grass mowing last week. Deep Creek will start this week.
  - iii. CPM will continue to do the shrub pruning 2 ½ days per week until the end of the year.
  - iv. CPM will do gutters, fence staining, weeding 5 hours a week.
  - v. CPM will clean street gutters with a special vacuum.
  - vi. Herb Wells has retired from responsibilities at VaCC.
  - vii. Shane will be closing the swamp coolers in the fall.
  - viii. Deep Creek will be only cutting lawn areas. Shane will be cleaning up neglected areas.

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- ix. Brandon Morgan has been hired part time and will focus on irrigation issues as JM teaches him in that area. Brandon will also be doing chemical treatment on weeds.
- x. Residents reported that grass along the trail along Little Salt Wash is getting very brown.
- xi. The daytime high temperatures have put plant replacement on hold.
- c. Activities Director (Jean Citkovic)
  - i. Things are ready for the Community Garage Sale on July 17<sup>th</sup>. About 15 have said they will participate. Signs are ready to be posted to guide visitors through the neighborhood.
- d. Covenants Ombudsman (Linda Roush)
  - i. LR addressed a few residents about parking and others about signs.
  - ii. The new Policies and Procedures Manual is available to residents online.
- e. Management Transition Team (John Rodwick)
  - i. An advertisement has been in the GJ Sentinel on page 3.
  - ii. There have been no inquiries.
  - iii. Bray, Heritage and CIC will get the RFPs on Wednesday.
  - iv. The deadline for RFPs is August 15<sup>th</sup>.
  - v. In September the Board will discuss applicants.
  - vi. JR voiced his concern: what if no management company or individual takes the offer?
- f. Facilities Report (Lance Lehrkind)
  - i. There were a few weeds in the RV Parking area. They were pulled.
  - ii. The “whiskers” that mark the lines between parking spaces are getting torn up. Should they be replaced, or is there another idea to show lines between spaces?
  - iii. The clubhouse has been left open with lights on.
  - iv. The “Farm” is doing very well.
- g. Secretary (Jan Peterson)
  - i. The villageatcountrycreek.com website is very out of date. JP will work on getting up to date information to Joel Kincaid to post. JM will send most recent tax return and budget to Joel as well.

**7. New Business**

- a. ARC Requests
  - i. 1225 Periwinkle – ornamental bench in common area behind unit.
    - 1. JM spoke with the resident. He is being uncooperative. JM needs to speak again with them.
  - ii. ARC 1102 Primrose requests a climbing rose be replaced. Motion made to approve replacement, seconded, vote taken. Unanimously approved.
- b. Suggested changes to Policy and Procedures concerning parking. Item 14.5.
  - i. Discussion about exactly what PPM says about restrictions on parking.
  - ii. A discussion ensued about what the PPM states regarding the process of being in non-compliance with covenants, what steps are taken and the timing of those steps.

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- iii. With a future management company, covenants will be enforced more strictly. With the recent increase in number of residents CC&Rs have been lax and not enforced.
- iv. A suggestion of creating a Steering Committee to deal with CC&R violations was made.
- v. Suggestion was made to add "ornamentation" along with "parking" to the steering committee.
- c. A few people from this meeting would remain afterward to discuss how to bring this topic to the residents for their input.
- d. Look over the Help Line issues and timeliness in replies.
  - i. JM – the key is to "manage expectations"
- e. Deep Creek lawn service begins this week (their goal is one day per week with 4 crews), Alpine Tree service the week of July 19<sup>th</sup> will trim area 2.
- f. CPM will continue with their shrub pruning and fence oiling contract.
- g. Part time Landscape and Maintenance person (Update on Brandon Morgan)
  - i. See b. ix above.
- h. Trim paint peeling on MANY homes in zone 1.
  - i. Board must consider the cost:
    - 1. Maintenance = PHA responsibility & pays
    - 2. Repair = homeowner responsibility & pays
  - ii. Painter hired to prep and paint peeling areas. Should last 5 years.
  - iii. Board will have to address this issue of peeling trim paint in the future.
- i. Tree planting request from Jan Peterson
  - i. In a letter to the Board members, JP requested a tree be planted with her husband's ashes (Bill Losey) placed in the root ball as a memorial. She suggested a location somewhere near the gliding bench behind the clubhouse to shade the bench where there is no shade tree nearby. Type of tree TBD.
  - ii. JM gave a history about one memorial tree planted behind the clubhouse. Later memorial bricks were made available to be placed at base of benches.
  - iii. A motion to approve the planting of a memorial tree was made. Motion seconded. Vote taken. Unanimously approved.
- j. Possibility of a volunteer group to do weeding in common areas (possibly guided by Judy Benns?)
  - i. JP suggested this possible activity. Nothing developed.
- k. Units falling behind in providing proof of homeowner's insurance.
  - i. JP was not prepared with numbers at this time.
- l. Pond condition - anything that can be added to improve the algae condition?
  - i. JM – the pond is a collection and sediment basin for storm and irrigation run-off. Bottom feeding fish stir up the sediment, making it muddy, and eat algae. The state requires the water to be clear before it returns to the Colorado River.
- m. Update on VaCC North
  - i. The modular home on the property will be moved within a month.
  - ii. JM is waiting for the start date for the infrastructure.
  - iii. 12 homes will be built in VaCC North.
  - iv. JM considering putting another pumphouse in, making 3 for the whole project.

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- v. A question was asked: how will the parge pumphouse be accessed? JM – via the canal road.
- n. Village streets/surfacing
  - i. JP will call City of Fruita for info.
- o. Date for next Board Meeting: **August 9th, 2021**

**8. Actions taken by The Board of the Association**

- a. Board Meeting Minutes dated June 14, 2021, were approved.
- b. ARC request from 1102 Primrose approved for climbing rose replacement.
- c. Request from Jan Peterson for a memorial tree to be planted was approved

**9. This meeting was adjourned at 10:45 AM**

Respectfully submitted by Jan Peterson, Secretary