

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

Monday, September 13, 2021 9:00 AM

1. Call to Order and Roll Call (Secretary)
 - a. Board members present: John Moir, Jan Peterson, Jerry Toft, Jean Citkovic, Judy Bennis, John Rodwick, Linda Roush, Lance Lehrkind.
 - b. Board members absent: Joyce Kurt.
2. Review Agenda-Adopt/Amend
 - a. Motion made to adopt Agenda as is, seconded, vote taken, approved.
3. Discussion & approval of Minutes from Board Meetings dated May 17 & August 9, 2021
 - a. May minutes unavailable to review and approve.
 - b. May meeting minutes: motion made to approve minutes with minor changes, seconded, vote taken, May minutes approved.
4. Staff Report to the Board
 - a. No Staff report.
5. Members presentation to the Board open to all Members
 - a. Sandi Seckman, 1106 Buttercup & Diane Sauliner, 1148 Primrose.
 - a. Sandi presented a proposal (sent in an email) for an Art Exhibition at the Community Center of Village Artists. (attach email) Proposal was for two art shows open for residents and friends and family of the artists. Timing of shows possibly in the Fall and in the Spring. They requested the ability to have "open studios" in their homes. Another request was to give art classes in their homes to residents and non-residents.
 - b. Kelly Dosier, 1222 Periwinkle
 - a. Kelly presented several concerns: landscape crew leaving clippings and cutting too short, raised sidewalk near Primrose and Daisy a tripping hazard, storm water catch basin cleanup, remove their phone number from published docs, questions regarding parking in quad and hammerhead,
 - c. Steve Sides, 1221 Periwinkle
 - a. Presented several issues: Standing water in lawn, when will back yard lawns be put in?, crack in driveway.
 - d. Jackie Hawkins, 1231 Sunrose
 - a. Presented several issues: lawns not cut short enough, back lawn areas are neglected, had a question about term limits of Board members.
 - e. Nancy Burdette, 1109 Primrose
 - a. Concerned about pond's appearance, waterfalls and aerator need fixed, shrubs need to be cleaned up, house trim painting.
6. Presentation & Discussion by Board Members
 - a. Treasurer discussion and Review of Financials (Jerry Toft)
 - a. See Attached statements
 - b. Overall, we are in good shape.
 - b. Landscape Maintenance...Lawns, Trees and Shrubs (Judy Bennis)
 - a. Reports that mowers are moving too fast as they cut the grass.

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- b. There were less Helpline emails: shrubs, irrigation and pruning are still the major concerns.
- c. It is getting late in the season, can plants still be replaced? JM – yes.
- d. JR - We need a schedule of where Shane is in the community when he's here. Feedback hasn't been good lately.
- e. Lawncare should be paramount issue to watch with the Management Co.
- c. Activities Director (Jean Citkovic)
 - a. Jean revised/updated the Welcome Packets
 - b. New residents are invited to a group Welcome meeting to be held on October 11 at 9AM in the Community Center.
- d. Covenants Ombudsman (Linda Roush)
 - a. Linda Reviewed the most recent Steering Committee meeting. 9 residents volunteered to be on the committee. They plan on putting our surveys to get input from residents on certain topics. PPMs (Policies & Procedures Manuals) will be available at the meeting.
- e. Management Transition Team Coordinator (John Rodwick)
 - a. Three property management companies in the valley were interviewed.
 - b. One dropped out, leaving CIC and Heritage. CIC asked for an extension on the deadline for application.
 - c. John Moir and John Rodwick visited with Heritage and were impressed with their operation.
 - d. Once we have figures we will schedule another meeting and make a presentation to the Board.
 - e. There will be a learning curve over the first year a management company works with the Village.
- f. Facilities Director & Farmer Extraordinaire (Lance Lehrkind)
 - a. RV area: one large spot and two small spots available. May have to start a waiting list.
 - 1. Will have to ask pickup trucks parked there to relocate to make more spots available.
 - 2. ISSUE: people are "subletting" their spots.
 - b. Grand Valley Canal company posted signs" NO TRESPASSING on either side of the bridge to the RV parking area. DO NOT walk along the ditch canal road.
 - c. The grills were serviced, cleaned and worked for the Bar-B-Que.
 - d. The clubhouse was locked three weeks in a row, then left unlocked.
 - e. The refrigerator in the clubhouse has been fixed (needed defrosting).
 - f. The Village farm is winding down. Farmers should be cleaning up their plots for the winter.
- g. Secretary (Jan Peterson)
 - a. Wants the rolls of Social committee and Chairperson defined. Seems to be confusion.
 - b. 19 units are in violation of the required Proof of Homeowners Insurance. Letters were mailed to them informing them that after 10 days another letter will be sent and a \$50 fine will be assessed. This will continue every 10 days until they cooperate.
 - c. Villageatcountrycreek.com website is soulfully out of date. Joel Kincaid has been emailed twice asking for updates.

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7. New Business

- a. ARC Requests
 - a. Water feature for 1254 Periwinkle
 - 1. The Childers want to put in a water feature in front of their unit. It will conform to all restrictions. Motion was made to approve this request, seconded, vote taken, approved.
 - b. Request for payment for work performed at 1109,11,13 Buttercup
 - 1. Residents at these three addresses are requesting reimbursement for having a painter hired to prep and paint peeling trim on their units.
 - a. These residents should have first gotten a bit, sought the Board's approval, then have work done.
 - b. JR motioned to find out what the cost would have been had the contracted painter done it, and repay that amount, which probably would have been less than what the residents were asking. Motion Seconded, vote taken, approved.
- b. Signage regarding Garage Sales
 - a. This refers to an Estate Sale on Marigold. Size and location of signage in dispute. Steering Committee suggests that signs be removed in a timely fashion.
- c. Language regarding the Art activity in the Community center, classes and sales.
 - a. PART 1: LR motioned to allow the use of the Community Center for exhibition of works, but no sales can take place in the building (as per CC&Rs). Motion seconded, vote taken, motion approved.
 - b. PART 2: "Open Studio" as explained needs no approval from the Board.
 - c. PART 3: Regarding classes in the homes (a commercial activity)

- d. Replacing "Community Sign" at the corner of Primrose & Daisy Lanes
 - a. The Board decided to remove the sign and not replace it.
- e. Steering Committee Report from 9/7/21
 - a. Tabled to next meeting.
 - b. LR motioned for approval for the formation of an "Advisory Committee" to the Board.
 - 1. Anything in writing presented to the residents of our community must be approved by the Board (i.e. surveys) before being presented to the residents.
 - 2. There will be a Board member on the Committee as a liaison between the committee and the board.
 - 3. Motion seconded, vote taken, motion approved.
- f. Deep Creek lawn service decent beginnings, ~~complaint regarding their work~~
- g. Part time Landscape and Maintenance person (Update on Brandon Morgan)
 - a. Completed irrigation check, has changed several zones from Maxi to rotors
 - b. Has begun weed clean up and herbicide application in some areas.
- h. Trim paint maintenance began at first part of September, Nuncio Painting
- i. Shane has been working on shrub pruning

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- j. Compiled and approved list of handymen for use by residents
 - a. No. We cannot endorse the workers. Residents can make recommendations to other residents. LR will follow up.
 - k. Units falling behind in providing proof of homeowner's insurance?
 - a. (See Secretary report above)
 - l. Update on VaCC North
 - a. Should be finished with infrastructure by end of November.
 - m. Community Meeting on September 16th, Agenda Items
 - a. It was agreed that JM would give an overall review of new information to residents. Treasurer, Secretary and MTT Chair would give their own talks.
 - n. Date for next Board Meeting: October 18th, 2021**
8. Actions taken by the Board of the Association
- a. Water feature at 1254 Periwinkle approved.
 - b. Request for payment for work performed (painting of unit trim) at 1109, 11, 13 Buttercup denied.
 - c. Request for Community Art Exhibition with no sales in building approved.
 - d. Regarding art classes given in homes (a commercial activity), no second to motion for approval.
 - e. "Advisory Committee to the Board" comprised of residents and one Board member as liaison was approved.
9. Adjourn 12:15 PM.

Respectfully submitted by Jan Peterson, Secretary