

Minutes for
Bi-annual Meeting of the Country Creek Patio Home Association

Thursday, February 25, 2021 7:00 P.M.

Due to COVID-19 Social Restrictions, this meeting was broadcast via ZOOM. Meeting information was distributed to residents along with the meeting notice and agenda.

1. Call to Order and Roll Call

- a. Board members present: John Moir, Jan Peterson, Jean Citkovic, Jerry Toft, Dan Colesworthy, Linda Roush. Lance Lehrkind, John Rodwick
- b. Not Present: Darrel Hamilton

2. Proof of Notice Given to members regarding this meeting (1/22/2021)

- a. The February newsletter, Cat Tales was distributed to all units during on January 22, 2021 to which was attached the announcement of this meeting as well at the 2020-21 Budget for the CCPHA and Ballot/Proxy.

3. Review Agenda-Adopt/Amend (Board Action)

- a. A motion was made to adopt the agenda as is, the motion was seconded, vote taken and unanimously approved to adopt the agenda.

4. BOD Approval of Minutes from February 8, 2021 Meeting (Board Action)

- a. Tabled until next Board meeting.

5. Manager's Report – John Moir

- a. New homeowners / renters introductions.
 - i. New residents were welcomed by the President of the Association as a whole.
- b. Irrigation startup (4/12/2021) slightly revamped daily schedule.
- c. Shrub Pruning well underway throughout the community.
 - i. Cuttings will not be burned as in the past. Instead cuttings will be hauled to Mesa County Land Fill and be recycled.
- d. Flowering tree pruning complete by first part of April. Roses at the end of April.
- e. Landscaping crew (lawns and shrubs), Colorado Property Management (Shane Curtis)
 - i. Shane does everything regarding landscaping.
 - ii. Residents are asked to use the email system if they need attention to a landscape issue. This email system replaces the phone system.
countrycreekhelpp@gmail.com
- f. CDs & Savings Total Value of \$452,800, earning approximately 2.2% interest.
- g. January 31st account balance of \$49,638 in Checking Account
- h. Currently we have 195 units paying dues (\$29,250 per month).
 - i. The Board's main purpose is to make sure the money is used wisely.

6. Presentation & Discussion by Board Members & Committees (discussion by Board)

- a. Landscape Maintenance: Lawns, Trees and Shrubs (Dan Colesworthy)
 - i. DC – there are only a few HelpLine phone calls with the transition to the email

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system. There have been 300 HelpLine calls since March or 2020.

- b. Facilities Report (Lance Lehrkind)
 - i. There were recently two break-ins of RV in the RV Parking area. If you see suspicious activity in that area, notify Lance.
 - ii. There is a new USA flag on order to replace the present one.
 - iii. The Community Center drinking fountain is in need of repair. Repair scheduled.
 - iv. The Community Garden will be in a new location and larger. Preparations are moving along.

- c. Activities Director (Jean Citkovic)
 - i. We will return to normal activities in the Community Center when we can.
 - ii. The Social Committee donated funds for new blinds in the dance/exercise room.
- d. Treasurer (Jerry Toft) Presents the financial reports
 - i. Jerry showed the condensed version of the income statement (via Zoom screen).
 - 1. Member dues were \$286K this fiscal year.
 - 2. The largest expense to the budget is maintenance: landscaping and buildings at 85% of the budget.
 - 3. Utilities – the largest amount goes toward irrigation and pumps.
- e. Management Transition Team Coordinator (John Rodwick)
 - i. JR explained how the MTT came to be and how he got involved.
 - ii. The MTT is an advisory and committee to the Board.
 - iii. JR explained how the MTT identified the many areas in need of management in our association by an outside company.
 - iv. The MTT sought local property management companies and asked three to come and make presentations to the Board: Bray Property Management, Heritage Property Management and CIC Management Solutions.
 - v. The Reserve Funds of the Association have three years worth of capitol to cover the cost of property management before the need to raise dues for that purpose.
- f. Covenants Ombudsman (Linda Roush)
 - i. LR explained the purpose of covenants, conditions and restrictions (CC&Rs): to maintain property value and living atmosphere in our community.
 - 1. LR emphasized some CC&Rs
 - a. Dogs must be leashed and picked up after.
 - b. Signs are not to be posted (political, advertising, etc)
 - c. Three flower pots only allowed along driveways.
 - d. Walk on paths.
 - e. Clean the outside of your unit.
 - f. Do not interrupt landscapers while they are working. If you have a concern, use the email HelpLine.
- g. Secretary (Jan Peterson)
 - i. JP thanked residents for being so cooperative with submitting their Proof of Homeowners Insurance as required by the Declarations.

7. New Business and Reminders (Open for Discussion)

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- a. Discussion regarding the 2021-22 Budget
 - i. HOA dues remain at \$150 per unit per month.
- b. Vote for the Approval of the Budget 2020-21.
 - i. Paper ballots and proxies were counted
 - 1. 41 votes to approve the budget.
 - 2. 1 vote not to approve the budget.
- c. Thank you to Darell Hamilton for 15 years of service on the Board.
- d. There is one position open on the Board.
 - i. One person, Joyce Kurt, expressed an interest to fill that position, but still needs a quorum (66-67 votes) to be voted in. There were 41 votes for the candidate.
 - ii. JM requests residents to please get their ballots in to the office to fill the quorum.
- e. Discussion with regards to research into future management of the Association.
 - i. Covered previously.
- f. New CCPHA Policies and Procedures Manual (PPM)
 - i. In preparation for change in management of the CCPHA, this manual was a re-organization of the past Board Policies, and is now in alignment with CCIOA

(Colorado Common Interest Ownership Act) that governs the formation, management, powers, and operation of all common interest communities, of which the CCPHA is one.
 - ii. The PPM is available for all residents to review at the villageatcountrycreek.com website, in the Documents section. It is in residents' best interest to be familiar with this manual.
- g. New home construction, Filing #6, Periwinkle Court.
 - i. There are currently ten homes under construction in Filing #6.
 - ii. There are thirty homes planned for Filing #6
 - iii. Filing #6 should be complete in 1 ½ years.
- h. Village at Country Creek North
 - i. The infrastructure will begin in late summer 2021.
- i. Proof of Property and Liability insurance for unit owners (contact Jan Peterson)
 - i. Insurance Declarations page(s) can be emailed to ccphainsurance@gmail.com
- j. Use the HelpLine email system to report the need of landscape or unit issues:
 - i. CountryCreekHelp@gmail.com
- k. Open the floor to discussion of any business or news from the Members. (Please limit to no more than a 3-minute presentation, if you are presenting a problem, please provide possible solutions.)
 - i. A few residents took the floor to ask questions. John Moir addressed the solutions.

8. Actions taken by the Board & Members of the Association

- a. Budget for 2021-2022 was approved by residents.

9. Adjournment 8:30 PM

Respectfully submitted, Jan Peterson, CCPHA Secretary