

Minutes for
Meeting of the Country Creek Patio Home Association

Thursday, February 27, 2020, 7:00 P.M.

1. Call to Order and Roll Call

- a. Board members present: John Moir, Jan Peterson, Carole Johnson, Jerry Toft, Dan Colesworthy, Linda Roush. Not Present: Darrel Hamilton

2. Proof of Notice Given to members regarding this meeting (1/22/2020)

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

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

- a. Linda Roush moved to adopt the agenda as is, Carole Johnson seconded, vote taken and was unanimous to adopt agenda.

4. BOD Approval of Minutes from February 10, 2020 Meeting (Board Action)

- a. Approval of the minutes from 2-10-2020 Board meeting was tabled until next Board meeting.

5. Manager's Report – John Moir

- a. New homeowners / renters introductions.
 - i. New residents at this meeting were asked to introduce themselves to the group. JM – 27 new residents since the September meeting.
- b. Introduction of Shane Curtis to group.
- c. Irrigation startup (4/10/2020) slightly revamped daily schedule.
 - i. Hopefully it won't be too cold so sidewalks won't freeze.
- d. Fence Oiling, Trim Paint, Roof Maintenance for 2020 (Marigold Ave Areas)
 - i. If you have an issue to be addresses in this area, leave a message on Help Line.
- e. Shrub Pruning well underway throughout the community, completed by mid-March.
 - i. Cuttings will be run through a chipper to create shredding to compost since Mesa County is frowning on burning and reducing it.
- f. Flowering tree pruning complete by first part of April.
- g. Landscaping crew (lawns and shrubs), Colorado Property (Shane Curtis)
 - i. Shane does everything now regarding landscaping
 - ii. Fertilizer has been spread. Keep pets off lawns for a few weeks until it is absorbed.
- h. CDs & Savings Total Value of \$448,257 earning Approx. 2.20/0 interest
- i. January 31st account balance of \$24,657 in Checking Account
- j. Currently we have 185 units paying dues (\$27,500) 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 & Darrel Hamilton)
 - i. DC – each Board member has a job description. He is responsible for keeping track of Help Line calls. You call, leave a message, Herb Wells checks messages every day, fills out a work order and gives it to Shane, most of the time. Number of calls for the fiscal year: 290.
- b. Facilities Report (John Moir)
 - i. JM works with Herb closely. Makes sure any issues with facilities are addressed. Heating system had some adjustments. Paper goods are kept stocked. Exercise equipment is working well. Pool table is in good shape.

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- ii. Bring any facility issues to the attention of the Help Line.
- c. Activities Director (Carole Johnson)
 - i. CJ will be combining her and Billy Jacobson's reports (g).
 1. Mesa Murder Mystery in October, Jim Ward was the winner for finding the most clues. Thank you to all who helped put this on.
 2. Billy wants to extend a special thank you to all who decorated for Christmas.
 3. Soup Night in January. 9 different soups were prepared.
 4. Valentines Day had dessert, bingo and Bunco.
 5. The Social Committee has managed not to spend more money than they put in this quarter.
 6. The next dinner will be St Patrick's Dinner on March 13th at 5PM. \$10/person, residents only. It will be catered by Cowboy and the Rose, and partially paid for by the HOA. Reservations must be in by March 6th. Reservations can be given to her or put in the Suggestion box in the hall.
 7. There a few rentals coming up – 2/29 4:30-8PM, 3/2 6-9PM, 3/8 12-5 pm.
 - a. Everyone should stay out of clubhouse when it's rented, including the pool guys
 - b. There is a new policy regarding use of the clubhouse for various activities. Time for activities has been limited to 4 hours. There have been some conflicts creating this policy.
 8. This is Carole's last term as Director of Activities. Jean Citkovic has volunteered to take over as Director of Activities.
 - d. Treasurer. (Jerry Toft) Present the financial reports
 - i. Jerry reviewed the income statement: income vs. expenses.
 1. Revenue of \$281K of which \$276K comes from membership dues.
 2. Expenses: Maintenance: irrigation, resident buildings, common facilities = \$196K for 1st 10 month of year and 88% of our total expenses. The rest is for administration, utilities and supplies.
 3. Balance Sheet – picture of the financial condition of a business at any one point in time. Statement presented is up to 1/31/2020. Comparing it to same time last year.
 - a. Cash accounts: Operating and Checking accounts= \$24,657
 - b. Cash reserves \$423K
 - i. Above two aggregate \$448K compared to \$409K this time last year.
 4. Liabilities: a year ago we had a \$20K note payable (shop maintenance building). This note has been paid off.
 - a. Rest of liabilities consist of reserve funds for future maintenance = \$423K
 5. Statement of cash flow: shows increase of cash totaling \$36,054
 - a. Where did it all come from?
 - i. Net income from operations \$58K+
 - ii. Transferred from Common Reserve \$42,098 for resurfacing of parking lot.
 - iii. Transfer from Building Maintenance Reserve of \$20K
 - b. Where did all the cash go?
 - i. Paid off \$20K note payable
 - ii. Increased our reserves \$59K
 - iii. Total application of funds \$79K
 - iv. Therefore an increase in cash operating acct of \$36,054

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- e. Covenants Ombudsman (Linda Roush)
 - i. After only one year, it has been a year of learning for her. It has been challenging. The purpose of the Board is to maintain the our real estate values. This is the reason for covenants that we all live by.
 - ii. All the board members bring a lot of knowledge in the areas they are responsible for and all are genuinely concerned about this community: its appearance, that we are all treated fairly, and that this community stay financially viable by filling the reserve funds.
 - iii. The Board members are faithful at attending all of the 3-hour meetings on a volunteer basis. They also spend other personal time on issues that come up.
 - iv. On-street parking is a perpetual issue, as well as requests to lower patio walls. Other requests or concerns she has been approached about: installing fencing around lawns in stand alone homes, concerns about budget and spending money properly, concerns about landscaping.
 - v. Tonight you will receive an updated copy of the Policies. They have been formatted the same way to be more readable. Linda encourages everyone to read over them.
- f. Secretary (Jan Peterson)
 - i. There are 27 new residents. She does welcome visits to new residents.
 - ii. Thanks most residents for sending proof of homeowners insurance in, that is a requirement of the covenants.
 - iii. Board Policies – two new ones:
 - 1. Guidelines for Community Center Rentals
 - 2. Guidelines for the Use of the Community Center.
 - iv. Reduced speed limit in Village thanks for the efforts of Bill Losey and City of Fruita.
 - v. Search of Management Company for the Village.
 - 1. Organizing a group of residents and Board Members to look into this further and make recommendations to the Board.
 - vi. Completion of permanent RV Parking area.
- g. Library Report (Pam Lauman and Monica Swim)
 - i. Donations of books have been incredible.
 - ii. 2019 there were 822 donated books
 - iii. 1034 books checked out and returned to the Library
 - iv. Paul Wulff takes purged books to Vet Hospital and other places.
 - v. Books that say FREE are for residents taking.

7. New Business and Reminders (Open for Discussion)

- a. Discussion regarding the 2020-21 Budget
 - i. Fiscal year runs from April 1st to March 31st each year.
 - ii. Referred attendees to printed, condensed Budget for 2020-2021.
 - 1. Costs residents \$1800/year to live here.
 - a. John reviewed the breakdown of the amount spent per unit.
 - b. Explained reserve funds – like a savings account for future needs. Other option would be special assessments to pay for needed things that come up in the future.
 - 2. JM opened floor to questions regarding budget.
 - a. Jan Dotson, 1216 Sunrose – walking path maintenance.
 - i. JM – plan is to pave with concrete over time.
 - 1. Includes park benches to be added.
 - b. Sandy Seckman, 1106 Buttercup – has concern regarding street/gutter crumbling at intersection of Daisy and Buttercup.

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- i. JM – stressed to call City because that area is maintained by the City.
- b. Vote for the Approval of the Budget 2020-21.
 - i. Majority of votes by residents present are needed to pass the Budget.
 - ii. JM called for a show of hands for those in favor of the Budget.
 - iii. JM called for a show of hands opposed the Budget – none.
 - iv. Budget approved.
- c. Thank you to Carole Johnson for her service on the Board.
- d. Vote for new Board members expanding from 7 to 9 members (please see and fill in Ballot).
 - i. JM introduced those on the Ballot
 1. Jan Peterson – running for 2nd term as Board Secretary.
 2. John Rodwick – wants to assist in search for Management Company.
 3. Lance Lehrkind – will fill in where needed.
 4. Jean Citkovic – write in – volunteered to take position of Activities Director.
- e. Discussion with regards to research into future management of the Association. The Board will appoint and work with a committee towards researching the possibilities.
 - i. JM – can hire a management company, or have an in-house person that would be available on site.
 - ii. As we move forward, Mr. Rodwick will get the ball rolling with the Board’s help to look in to possibilities.
 1. Need residents to participate.
 - iii. JM will be around to help with the management for about a year afterwards.
- f. CCPHA New and Revised Policies
 - i. Policies are a continuation of how the Board approaches decisions on issues, and will help in the future.
 - ii. There are 12 Policies.
- g. Campaign and Political Signage
 - i. Political Signage is an issue that will be coming up to have a policy made.
- h. RV Parking Facility will be open by mid-March of 2020 (call Jan Peterson for information)
 - i. Spaces have been laid out.
 - ii. Gate is heavy and rolls downhill fast to close.
 - iii. Small fee associated with reserving spots.
- i. New home construction along Periwinkle Lane Phases 5 & 6.
 - i. Last foundation for Phase 5 is done.
 - ii. Ready to start Phase 6 and will be working from East to West with the building.
- j. Village at Country Creek North has preliminary approval from the City. Fall 2020
 - i. Got approval for VaCC North from City. Supplement has been recorded with Mesa County. 12 single home lots. Probably start end of this year or beginning of next year.
- k. Ducks on the pond, creating an unhealthy septic situation, please don't feed the ducks
 - i. Letters were sent to residents who have been feeding the ducks to stop.
 - ii. It is illegal to feed wildlife.
- l. Proof of Property and Liability Insurance for unit owners (contact Jan Peterson)
 - i. You can take a picture with your phone and email that to the email address: ccphainurance@gmail.com
 - ii. Call your agent and they will send it every year on renewal.
- m. Use the Helpline for landscaping or exterior maintenance concerns.
- n. Shane Curtis introduced and said a few words
 - i. Began in February. Fertilizing has been complete. Pruning will be done end of March. Roses will be done mid-March. Will be changing three zones to maxi-pods for irrigation because they are more efficient and reliable. All pump houses

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are ready to go. Colorado Property Maintenance purchased a chipper and will use that instead of burning. Will try to use chipper only once a week.

- ii. Shane thanked board for supporting his company.
 - o. 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.)
 - p. Mike Johnson, 1102 buttercup – What’s the status of plum trees & plums? Nuisance.
 - i. JM – we have discussed replacing the troublesome trees. Shane did cut several of those trees.
 - q. Nancy Burdett, 1109 Primrose – curious about aging landscape especially Phase 1. Also, would JM consider using vinyl instead of wood for fencing of patios because it would cut down on maintenance & cost to assn.
 - i. JM – has not considered vinyl instead of wood. Would have to talk with Bonnie about those who have placed deposit on homes. Regarding plantings – Shane has torn out about 300 shrubs that were aged. It is an ongoing process, not just in the older areas of the Village. Areas are now shady that use to be sunny and shrubs are suffering.
 - r. Bill Losey, 1117 Primrose – Thanks to those who are now driving slower. Thursday night at the Movies starts at 6:30, it’s free, and those who come appreciate being together while watching. Would we consider reinstalling Wi-Fi in clubhouse?
 - i. JM – it’ s about \$50/month and was cut to save some money. We will re-visit it.
 - s. Jacquie Hawkins, 1231 Sunrose – those who walk wonder if the schedule for irrigation can be posted so they can avoid being sprayed.
 - i. JM – the schedule is posted on the bulletin board, though it’s a little hard to read. Usually irrigation is done 4 days a week, twice a day. Cycles change through the season.
8. Actions taken by the Board & Members of the Association
- a. Budget for 2020-2021 was approved by residents.

9. Adjournment 8:30 PM

Respectfully submitted, Jan Peterson, CCPHA Secretary