

Courtyard and Cottages at Miramont  
Annual Meeting  
January 28, 2016

The Courtyards and Cottages at Miramont HOA Annual meeting was called to order at 7:00 pm by Randy Gorby, President of the HOA. A quorum was present with 28 homes represented either in person or by proxy.

**Introductions:** Randy Gorby introduced the current Board Members and their remaining terms. There will be no elections this year.

**Approval of Annual Meeting Minutes:** The membership reviewed the minutes from last year's meeting. There was a request to remove Snow and Landscape from the President's Report section of the minutes. A motion was made and seconded to approve the minutes as amended. Motion passed 100%.

**Board Member Reports:**

**Ratification of 2016 Budget:** Nick Myers reviewed the 2016 budget with the member. Nick mentioned that the budget was almost identical to the 2015 budget. There was an outstanding bill was not paid when Faith was managing the HOA. It was just received this month. There was a discussion of the line items and costs for 2015. The Board reviewed the possible projects for 2016. There were concerns about the water under Boardwalk and making the repairs a priority. The explained to the members that there are in discussions with the City to hopefully help with the costs. It may potentially cost could be high to the HOA. There was a request from the members to put the drawings for the entrances at the Cottages online. The Board will get the drawing online as soon as possible. A motion was made and seconded approve the budget as presented. Motion passed.

**Reserve Report:** Bob Heer reviewed the reserve funds with the members. He explained that reserves are used for capital replacement items which do not normally occur. He also explained that contributions to the reserve are typically 15% to 40% of the association's budget.

**PPS Responsibility:** Randy and PPS explained the expansion of responsibilities for 2016. The couple of questions from homeowners were answered.

**Parking Standards:** Nick presented the updated parking regulations for the Cottages. This allows homeowners in the Cottages to use the common area parking for their personal vehicles since there is lack of parking in the Cottages. There was a concern about the validity of the changes. The Board defined the parking standards and did not change it. There was input asked from the members present about the changes and all agreed with them. There is a motion on the floor to approve the changes to the parking standards, and there was a second to the motion. 23 for the change.

**Committee Reports:**

**Social Committee:** Jamie reported that the committee meets twice a year. The Committee plans the holiday social event and the annual picnic. The committee takes care of the members who may have had family members pass.

**ARC:** Diggs went over the new ACC process going forward. The process will not increase the time for approvals. The new name is Architectural Review Committee. The new process will review with and advise the homeowner, visit the site if need be. The Committee will help the filling out the form. ARC

submits to BOD with recommendation, BOD approves or disapproves. The Board is asking for additional people to be on the committee going forward. The members thanked those who are currently on the committee. ARC submits to Board with recommendations. BOD approves or disapproves the submittals. All appeals go to the Board.

**Association Online Demonstration:** Nick presented to the members a demo of how association online works. There was a question on putting together the information on the website demo to the owners.

**Homeowner Forum:** The members present thanked the Board for their time served. Cynthia expressed concerns about the reduction of Board Members on the Board. She suggested that the Board get input from the homeowners. There is discussion about appointing someone whose position was vacated. The Board does have the right to move individuals to the vacated positions.

With nothing further to come before the members the Courtyards at Miramont HOA Annual Meeting was adjourned at 9:00 pm.

Respectfully Submitted,

Sandra Oldenburg  
Vice President  
Poudre Property Services