

MCCLELLAND'S CREEK MEOWNERS ASSOCIATION
GENERAL SESSION MINUTES
AUGUST 24, 2016
NOTICE OF MEETING

The General Session meeting of the Executive Board of the McClelland's Creek Homeowners Association was held on August 24, 2016 at 5727 Big Canyon Drive, Fort Collins, CO

Directors Present	Term
Chip Beake - President	2016
Brian Lee - VP Treasurer	2018
Leslie Ross- Secretary	2017
Angie Samspon- Member at Large	2017
DRC Chair	
Derek Wideman- Member at Large	2018
Landscape/ Parliamentarian	

CALL TO ORDER

The meeting was called to order by Chip Beake at 6:00 p.m.

SECRETARY REPORT

Be it resolved, upon a motion made and seconded to approve the General Session meeting minutes of the May 12, 2016. Motion passed unanimously.

HOMEOWNER FORUM

Kyle Niemeyer, Tina Nevin, Brandon Luster, Mic Finn, Heather Schuller, Jeff Harmon and Tom Smailes were in attendance.

Kyle reported the American flag is weathered and should be replaced a cost of \$94 and that he may be able to repair the Colorado flag that was damaged and cannot be raised. He reported vandalism to the lights that illuminate the flags. A homeowner reported dead trees and broken irrigation. Homeowner reported beer bottles behind the monument sign. A homeowner asked about having speed humps. Angie Sampson reported that the city was contacted and they did a study of the traffic entering the community and that the HOA did not qualify for them. A homeowner reported that because the streets are so narrow that having owners park in the street can become difficult and children are at play. A blast will be sent to the Facebook group asking those to try to park in their driveways and to try to not park in front of others homes. A homeowner would like to know if holiday lights can be displayed at the monument sign and on the trees.

The Board thanked the homeowners for attending the meeting and will take all concerns and suggestions under advisement.

SOCIAL COMMITTEE

Leslie Ross reported the ice cream social was a success and the city gave the HOA a \$180 grant to fund the event. Leslie reported a book club has begun in the community. She recommended a Halloween decoration contest and Brian mentioned also a Christmas decorating contest also. The winner would receive a winner sign in their yard. Leslie recommended a \$1,000 social committee budget for 2017.

LOT J COMMITTEE

Chip Beake reported that Ryland/Cal Atlantic Homes will restore Lot J for better drainage and appearance over the next few weeks. Angie Sampson would like Ryland/Cal Atlantic Homes to also improve the open space at the end of Northern Lights and Big Canyon as it muddy with weeds and not a native natural appearance. Ryland will be asked to reseed both areas.

BUDGET COMMITTEE

Brian Lee reported that the HOA is over budget due to water, general office, snow removal, irrigation repair and management fees. In addition, , some items were not budgeted and expended for doggie bags, mulch landscape extras and pond maintenance. Next year the HOA will know what has been spent and will budget for those items. There were unforeseen costs due to the condition of the irrigation at the time the former landscape company did not repair properly and the system was not to standard when the new landscape company began landscape service. Brian reported that the ideal reserve balance should be \$117,000 and is currently \$22,281. The reserve study had forecasted to spend \$44,000 for fence painting and repair and the funds are not sufficient. The Board discussed the 2017 Budget and will review again at the next meeting.

TREASURER REPORT

Be it resolved, upon a motion made and seconded to approve the July 2016 financials.

Motion passed unanimously. Brian Lee stated that the HOA reserves were to be withheld from May to December due to cash flow and will be adjusted on the next financial. . Expenses are 10% over plan (\$3,048.17 overspent for the month, \$7848.96 overspent year to date), may be over Annual Budget at year end.

LATE FEES AND DUES ASSESSMENTS NOT PAID TIMELY

The Executive Board agreed that a \$25 per month late fee will be assessed to the homeowner with a \$204 balance from July per the late fee policy.

ARC

Angie Sampson reported that many homeowners plans for landscape have been submitted and would like to have an ARC log of all 2016 approvals and those denied and the board can do an inspection of all the progress with back yard landscape completed.

LANDSCAPE COMMITTEE

Derek Wideman stated that an additional 8 to 10 trees have died due to the poor irrigation. The board agreed to seek reimbursement from Ryland/ Cal Atlantic Homes. Derek gave a report on all the zones that have been repaired. The homeowners commented that the condition of the grass has improved.

BOARD DISCUSSION

Flag Pole

The Executive Board agreed to have a new American Flag purchased and repair the Colorado flag. The Board thanked Kyle Niemeyer for his outstanding service as the flag pole keeper.

Lights at the Monument and Flags

The Executive Board agreed to replace the 2 lights at the monument that were vandalized.

Holiday Lights

The Executive Board agreed to obtain a bid for holiday lighting at the monument.

Next Meeting

The next Executive Board meeting is to be September 21st.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned to Executive Session and an ARC meeting to discuss homeowners in violation and ARC matters at 7:00 pm.

The Executive Session meeting and ARC meeting closed at 7:35 p.m.