

THE COURTYARDS & COTTAGES @ MIRAMONT ASSOCIATION
GENERAL SESSION MINUTES
April 25, 2018

NOTICE OF MEETING

The General Session meeting of the Board of Directors of The Courtyards & Cottages at Miramont Association was held on April 25, 2018 at 706 S College, Fort Collins CO.

Directors Present

Vice President Cynthia Hartman 2020

Secretary Fred Wallen 2019

Treasurer Nick Myers 2019

Member at Large Greg Jordan 2021

Directors Absent

President Charlie Shilling 2021

Also Present

Becky Stewart, Community Manager

Homeowners in attendance for at the homeowner forum were Verna Bodig and Barb Roths

CALL TO ORDER

Becky Stewart called the meeting to order at 6:02 P.M.

TREE COMMITTEE

Barb Roths and Verna Bodig stated the tree trimming by Kincaid Tree was completed and they were very pleased with the crew and work performed.

They reviewed the current tree list and spoke the city forestry department for their recommendations. Barb and Verna made recommendations with pictures of 7 trees. The committee will meet with the homeowners for their preference. There are 5 trees to be replaced. The cost is approximately \$400 per tree including installation.

Be it resolved, upon a motion made and seconded to approve the 7 recommended trees for replacement in the common area and front of home where a tree was diseased and removed.

Be it resolved, upon a motion made and seconded to approve 5 trees not to exceed \$400 each including installation. The cost to be expended from the tree reserve account. Bids will be requested from FLM who can provide a discount and local nurseries.

SECRETARY REPORT

Be it resolved, upon motion made and seconded the Board of Directors approved the general session minutes of March 23, 2018. The motion passed unanimously.

TREASURER REPORT

Community Manager Becky Stewart stated the year to date income is \$28,562 and expense is \$20,795. There is currently \$40,066 in checking and \$147,895 in savings. The savings are held in a money market.

Be it resolved, upon motion made and seconded the Board of Directors accepted the March 2018 financial statements. The motion passed unanimously.

STREET PARKING

It was reported that there is a vehicle in the open parking that hasn't moved in an extended period of time. Becky to send an email blast parking rule reminder and cite the vehicle.

PENDING PROJECT ASPHALT

Nick Myers met with the city for their recommendations for maintaining the streets. They said that the streets are best to seal coat when they are in good condition. Nick is looking into best options of repair for the streets and how to solve problems with drainage and ice at curb gutters on Rule. Nick will meet with Rocky Mountain to discuss their bid and look at the problem areas.

LANDSCAPE

Management will complete a landscape walk to see if the areas of concern with FLM have been addressed.

RESTATED & AMENDED COVENANTS CONDITIONS AND RESTRICTIONS

Attorney Melissa Garcia validated the Restated & Amended CC&R's vote passed. There were 42 in favor and 9 not in favor.

At this time management will meet with Hindman Sanchez for a draft of a rule policy regarding the leasing of homes and running a home business.

NEW BUSINESS

Greg Jordon will send his recommendations for investments to earn better interest and would like to add the reserve study to the next agenda. Greg will be reviewing the website of Association Online and will make improvement recommendations.

NEXT MEETING DATE

The next board meeting will be on May 30, 2018 at PPS offices at 706 S College #207 Fort Collins at 6:00 p.m.

ADJOURNMENT: There being no further business the Board adjourned at 7:40 p.m.

**Recorded by Becky Stewart
Community Manager PPS**