

**THE COURTYARDS & COTTAGES @ MIRAMONT ASSOCIATION
GENERAL SESSION MINUTES
FEBRUARY 28, 2018**

NOTICE OF MEETING

The General Session meeting of the Board of Directors of The Courtyards & Cottages at Miramont Association was held on February 28, 2018 at 706 S College, Fort Collins CO.

Directors Present

President	Charlie Shilling	2021
Vice President	Cynthia Hartman	2020
Secretary	Fred Wallen	2019
Treasurer	Nick Myers	2019
Member at Large	Greg Jordan	2021

Also Present

Becky Stewart, Community Manager

CALL TO ORDER

President Charlie Schilling called the meeting to order at 6:00 P.M.

HOMEOWNER FORUM

Richard & Carolyn Smith and Barb Roths were in attendance .

Carolyn Smith reported that over the past 3 years there are landscape deficiencies that need attention. The mowing crew leaves mud tracks and chopped grass.

Barb Roth stated the grass is dry and damaged at her home. Barb offered to help with the tree removal and replacement this year.

The Board and members understand that owners on Rule are doing their own fertilization and their lawns look well maintained. Furthermore, that a fungus at some of the front yards on Boardwalk.

The Board and members discussed a potential neighborhood safety issue. Some homeowners have felt pressured to install green lighting fixtures in support of the military following a homeowner's offer to replace their lights. The lights are not as bright, do not conform to the other light fixtures and were not approved by the ARC.

The Board thanked the members for attending and that their concerns would be taken under advisement.

ORGANIZATIONAL

Be it resolved, upon motion made and seconded the Board of Directors approved the following Board positions and terms as follows:

President	Charlie Shilling	2021
Vice President	Cynthia Hartman	2020
Secretary	Fred Wallen	2019
Treasurer	Nick Myers	2019
Member at Large	Greg Jordan	2021

The motion passed unanimously.

TREE COMMITTEE

Be it resolved, upon motion made and seconded the appoint Barb Roths to the tree committee as chair person. The motion passed unanimously. The Board thanked Barb for her service and will ask for volunteers to serve on the committee.

Management will meet with the committee and board members for a walk though with Kincaid Tree in March.

SECRETARY REPORT

Be it resolved, upon motion made and seconded the Board of Directors approved the general session minutes of January 29, 2018. The motion passed unanimously. The meeting minutes once approved will be posted at the community boards and sent to the members whom have provided their email address. A note to be posted at the community boards that owners can receive a copy in the mail if requested.

TREASURER REPORT

Community Manager Becky Stewart stated that income to date is \$17,222 and expenses are \$4,084 **Be it resolved, upon a motion made and seconded the Board of Directors accepted the January 31, 2018 financial statements. The motion passed unanimously.**

LANDSCAPE CONTRACT

Be it resolved, upon motion made and seconded the Board of Directors approved the 2018 landscape maintenance contract from FLM for \$17,653.92. The motion passed unanimously.

Management will contact FLM for a Spring inspection in March and will invite all homeowners to attend the walk.

Those concerns addressed over the past few months will be discussed at the walk through with FLM.

ROAD PLANNING

Community Manager Becky Stewart met with A1 Chip Seal Rocky Mountain Pavement. Bill Bottom stated the roads are in great condition. They provided a bid for some repairs, crack sealing and street slurry. The roads with slurry seal maintenance every 5 to 7 years will keep the roads in best condition.

The Cottages were slurried in 2013

The Courtyards taper milled and overlaid in 2013.

The Board tabled the work to be done in 2013 and would like to meet with the contractor as there are concerns with the concrete aprons and water standing in some areas.

Becky will contact A1 Rocky Mountain to meet again and notify the board. Nick has information that the contractor should know before approving a bid.

WATER LEAK

The board had requested a bid for mud jacking at the mail box where concrete has sunken. At this time the Board does not know what it is sunken and believe it is from water saturation underground. There have been complaints about a trip hazard and the board would like to correct his condition at this time. The cost is \$425. The board tabled approval. Charles will look at the bid and the concrete. The board will approve or deny by action without a meeting via email prior to the next meeting.

PAINTING

All homeowners who wish to paint their home must either paint their home or a wood board with the colors of the body, trim and lattice if needed. The board will look and reply with an action without a meeting via email as needed.

NEXT MEETING DATE

The next board meeting will be on March 28, 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 8:35.

**Recorded by Becky Stewart
Community Manager PPS**