

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

NOTICE OF MEETING

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

Directors Present

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

Directors Absent

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| Treasurer | Nick Myers | 2019 |
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Also Present

Becky Stewart, Community Manager

Homeowner Present

The social committee members Karen Raymond, Barbara Roth and Viola West attended the homeowner forum.

CALL TO ORDER

Becky Stewart called the meeting to order at 6:06 P.M.

SOCIAL COMMITTEE

Charles Shilling invited the social committee to meet with the board regarding the social events for the community. Karen Raymond stated the Summer Picnic was a success with 39 reservations. There was \$157.92 of expenses for the food and ice. The committee requested the approval for Holiday Party dinner at Olive Garden on January 14th at the cost of \$600.00 to \$800 depending on attendance. There will be a social in the bar prior to the dinner for anyone wanting to join at their own expense.

Be it resolved, upon motion made and seconded the Board of Directors approved the cost for 2 dinners per home and that any additional guests would need to pay. The motion passed unanimously

TREE COMMITTEE

Barbara Roth will be providing a map of all the trees and a 5 year plan for trimming. Cynthia will provide a notice for the homeowners to report trees that need trimming and Kincaid will trim trees that are encroaching on buildings or need to be trimmed up for clearance of pedestrians.

SECRETARY REPORT

Be it resolved, upon motion made and seconded the Board of Directors approved the general session minutes of June 25, 2018. The motion passed unanimously.

TREASURER REPORT

Be it resolved, upon motion made and seconded the Board of Directors tabled the June 2018 financial statements to the next meeting. The motion passed unanimously.

COLORADO SENATE BILL POLICIES REVIEW

Be it resolved, upon motion made and seconded the Board of Directors approved the policies provided by Hidman Sanchez as follows:

Conduct of Meetings – Adoption of Rules – Investment of Reserves- Reserve Study – Collection -Foreclosure – Alternative Dispute – Inspection of Records - The motion passed unanimously.

FIRE PIT

The Board addressed a homeowner concern with fire pits in back yards. The covenants do prohibit open fires, except in contained BBQ unit or within interior or exterior fireplace and that no owner shall permit a condition on the lot that would be a fire hazard.

HOME BUSINESS POLICY

The Board reviewed the new home business. The Board will review for approval by Action Without a Meeting Resolution or at the next board meeting as they wanted more time to review the policy.

LEASING POLICY

The Board reviewed the leasing policy and had revisions and questions for the attorney. The policy will be approved Action Without a Meeting Resolution or at the next board meeting.

ARCHITECTURAL

The application for #22 was approved.

NEIGHBORHOOD STANDARDS AND ARC GUIDELINES

The Board to review the Neighborhood Standards and ARC Guidelines at the next meeting.

NEXT MEETING DATE

The next board meeting will be on August 22, 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 8:00 p.m.

Recorded by Becky Stewart Community Manager PPS