

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

NOTICE OF MEETING

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

Directors Present

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

Directors Absent

Treasurer	Nick Myers	2019
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Also Present

Becky Stewart, Community Manager

Homeowners in attendance for owner forum were Verna Bodig, Barb Roths, Bob and Mary Herr

CALL TO ORDER

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

The meeting adjourned to Executive Session at 6:05 p.m. to discuss a legal matter.

The General Session followed at 6:18 p.m.

TREE COMMITTEE

Barb Roths and Verna Bodig provided a report on the tree inspection with Kincaid Tree. The tree committee provided the following report.

The purpose of the tree committee is to assess the trees on the common area property and one tree in the front yard which the HOA is responsible to maintain and to develop a plan for tree care and maintenance this year and in the future. The committee hope to keep as many healthy, maturing trees in the common space of the HOA property as possible.

This spring they completed a walk around with Kincaid Tree service and have several trees that are likely for be trimmed or removed due to disease or structure issues. The owners near these trees will be notified before any trimming or removal. When a tree is removed, another will be added to the property. If the removed tree is in a “front yard area”, the owner will have input as to the type of replacement tree.

They reported that the Emerald Ash Borer is an insect that threatens the ash trees. The Emerald Ash Borer is already active in Boulder and Lyons. It is expected to reach Ft Collins in the next few years and is predicted to kill a majority of the ash trees in the areas they invade. Treatment options will be considered along with the cost of treatment vs removal and replacement. At present there is little to do but wait and see how this Emerald Ash Borer advances. Tom Torrance of Kincaid Tree Service does not recommend treatment of healthy trees at this time.

Barb recommended the Board approve the proposal from Kincaid to remove limbs on Lindens at Rule Drive, prune 2 Crabapples trees for fireblight on walkway, remove limbs and clear branches #46, remove broken limbs at #14 Boardwalk, remove Crabapple #10, remove ash trees at front of #32,33, 14 and behind #7 at the cost of \$2,880 contingent upon the stumps being included or to remove them at the cost not to exceed \$150 per tree.

Management to contact Kincaid that the Board agrees to not treat ash borer this year per committee and their recommendations.

Management to ask Kincaid about pest treatment and fertilization for the trees. Furthermore what is the life span of an ash tree.

Be it resolved, upon a motion made and seconded to approve the proposal from Kincaid Tree at the cost of \$2,880 with tree stump included.

SECRETARY REPORT

Be it resolved, upon motion made and seconded the Board of Directors approved the general session minutes of February 28, 2018. The motion passed unanimously.

Be it resolved, upon motion made and seconded the Board of Directors ratified the Action Without a Meeting vote for painting at #27 and mud jacking at the cost of \$424 at the community box where concrete had sunken. The motion passed unanimously.

TREASURER REPORT

Community Manager Becky Stewart stated the year to date income is \$26, 042 and expense is \$14,136 which includes transfer of \$4,363 to reserves. There is currently \$44,205 in checking and \$152,294 in savings. The savings are held in a money market. Greg Jordan would like to review rates for a CD. Management to send the current rates for a CD to Greg.

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

Greg Jordan requested the past years expenses for reserves so that the reserve study can be updated.

PENDING PROJECT ASPHALT

The Board will review asphalt bids at next meeting following Nick Myers meeting with A1 Asphalt Rocky Mountain Paving.

LANDSCAPE WALK THROUGH

Homeowners , Management, and FLM Landscape conducted a walk though of the landscape. The following concerns were addressed:

The mowing crew go too fast and they are careless with mowing. When they mow and the grass is wet there is damage to the grass. Some of the tall grasses and shrubs at corners should be trimmed for view of vehicles at the turn. Drivers damage downspouts and utility boxes. The crew damages around the tree wells when they mow. Bids requested for areas where there are dead shrubs and flowers for the entrance were requested.

Management to meet with FLM in April for follow up.

LANDSCAPE PROPOSALS

Be it resolved, upon motion made and seconded the Board of Directors approved one 5 gallon shrub at #2 alley and three 5 gallon shrubs at #33 at the cost of \$284.96. The Board approved to replace shrubs at #6 Rule at a cost not to exceed \$225 The motion passed unanimously.

NEXT MEETING DATE

The next board meeting will be on April 25, 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 7:30.

**Recorded by Becky Stewart
Community Manager PPS**