

**COURTYARDS OF MIRAMONT COMMUNITY ASSOCIATION  
GENERAL SESSION MINUTES  
NOVEMBER 27, 2017**

**NOTICE OF MEETING**

The General Session meeting of the Executive Board of the Park Meadows of Wellington Homeowners Association was held on November 27, 2017 at 706 S College, Fort Collins CO.

**Directors Present**

President Charlie Shilling 2018  
Vice President Cynthia Hartman 2020  
Member at Large Diggs Brown 2018  
Secretary Verna Bodig 2019  
Treasurer Nick Myers 2019

**Also Present**

Becky Stewart, Community Manager

**CALL TO ORDER**

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

**HOMEOWNER FORUM**

**Homeowners Present**

Robert Heer attended the meeting to address the petition needed to obtain the proposal with terms and conditions from the city to have the HOA streets turned over to the city. Robert has met with many owners who have signed the petition. The city requires 75% to sign a petition. The board thanked Robert for his efforts. Robert will continue to collect signatures.

Robert stated that FLM did not pick up all debris at #10 after clean up. Management to contract FLM.

Verna and Cynthia stated homeowners were pleased with the tree trimming and stump removal by Kincaid Tree.

**SECRETARY REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors approved the general session minutes of October 30, 2017 as corrected. The motion passed unanimously.**

**TREASURER REPORT**

Community Manager Becky Stewart stated there is \$41,712 in the checking account and \$145,562 in the reserves savings account. **Be it resolved, upon motion made and seconded the Board of Directors accepted the September 2017 financial statements. The motion passed unanimously.**

**PROPOSED 2018 BUDGET**

The Board of Directors reviewed the budget submitted from Poudre Property Management. There was discussion regarding the legal expenses not listed in the year to date 2017 as expended. The past budgets included legal expenses and management fees to be paid from reserves. The Board agreed that the legal costs and management fees should be included in the operating budget and additional monies to the replacement of shrubs at the Cottages and additional tree shrub maintenance accounts. **Be it resolved, upon motion made and seconded the Board of Directors approved the budget with no increase. The motion passed unanimously**

**AMENDED & RESTATED DECLARATION**

Management stated that that Hindman Sanchez will be recording the amendment and restated declaration as it passed with 42 ballots in favor. Notification was posted at the community boards.

**RATIFICATION OF ACTION OUTSIDE OF BOARD MEETING – 9/27/17 ACC SUBMITTAL #23**

The ACC voted 4-1 for addition of rocks to cover large tree roots with conditions:

The homeowner and lot is responsible for installing and maintaining the new gravel area in perpetuity. The homeowner and lot is also responsible for moving the gravel area and re-sodding if the HOA needs to replace the tree in a different area.

This requirement needs to be written into 1) the response to the homeowner, 2) into the HOA board notes and, 3) written into any log that the HOA maintains regarding history or liabilities on each home.

A copy of the boards decision is attached with copy of the email.

**LEASE ADDENDUM**

Cynthia Hartman stated that now that the amendments passed additional legal counsel is needed regarding a legally written lease addendum that will be provided to owners who lease their unit.

**Be it resolved, upon motion made and seconded the Board of Directors approved legal counsel not to exceed \$750 for Cynthia to discuss the document, have legal prepare document and how to best notify the owners about the new forthcoming policies. The motion passed unanimously**

**SOCIAL COMMITTEE**

The Board of Directors discussed the social committee sending a survey for homeowner input for social events. Charles will review the survey results with the social committee. The Board agreed that they can spend \$200 to reserve a room for a holiday gathering. They felt that having a winter party dinner for possibly 62 owners is too expensive.

**2018 Goal Planning**

The Board of Directors would like to have a To Do List kept on file over the year of items that will need attention. The planting of shrubs at #6, road plan, and striping of the streets to be added to Agenda for follow through

**ANNUAL MEETING**

The annual meeting date will be determined with availability at Harmony Presbyterian and tentative date is on January 29, 2018.

**NEXT MEETING DATE**

The next board meeting will at 5:00 pm prior to the annual meeting.

**ADJOURNMENT:** There being no further business the Board adjourned at 7:45 p.m.

**Recorded by Becky Stewart  
Community Manager PPS**