

**COURTYARDS OF MIRAMONT COMMUNITY ASSOCIATION  
GENERAL SESSION MINUTES  
OCTOBER 30, 2017**

**NOTICE OF MEETING**

The General Session meeting of the Executive Board of the Courtyards of Miramont was held on October 30, 2017 at 706 S College, Fort Collins CO.

**Directors Present**

President Charlie Shilling  
Vice President Cynthia Hartman  
Member at Large Diggs Brown  
Secretary Verna Bodig

**Directors Absent**

Treasurer Nick Myers

**Also Present**

Becky Stewart, Community Manager

**CALL TO ORDER**

President Charlie Schilling called the meeting to order at 6:05 P.M.

**HOMEOWNER FORUM**

**Homeowners Present**

Robert Heer attended the meeting to present a form of petition to have the streets turned over to the city. Robert has met with the city engineer Steve Mosley to investigate the project. The board thanked Robert for his efforts and agreed that Robert Heer move forward to solicit signatures for the petition to consider to convey the private streets to public streets.

**SECRETARY REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors approved the general session minutes of September 25, 2017. The motion passed unanimously.**

**TREASURER REPORT**

Community Manager Becky Stewart stated there is \$31,147.43 in the checking account and \$142,606 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. **Be it resolved, upon motion made and seconded the Board of Directors tabled the budget until the November meeting when all 5 members can review and approve. The motion passed unanimously**

**AMENDED & RESTATED DECLARATION**

Management stated that that 31 ballots have been received with 25 in favor. 42 ballots in favor of the covenant amendment is required. Management will provide a list of the owners who have not voted so board members can give them a ballot to return by November 2<sup>nd</sup>.

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

The board discussed the ACC for addition of rocks to cover large tree roots. The decision is pending.

### **TREE PRUNING**

Kincaid Tree has completed the tree trimming per a list that has documented the homeowner's reports of trees needing trimming. An invoice for \$1,680 that was approved will be expended from the general ledger account #4560 tree maintenance. In addition, one of the trees that died root stump needs to be grinded in the common area. **Be it resolved, upon motion made and seconded the Board of Directors to approve Kincaid to remove grind the stump at the cost of \$120. The motion passed unanimously**

### **SOCIAL COMMITTEE**

The Board of Directors agreed to not fund the winter party at the HOA expense as the cost is not within the yearly budget and to continue to budget for the summer event. The social committee will be requested to make suggestions for events for 2018.

### **ANNUAL MEETING**

The annual meeting will be on January 29, 2018.

### **NEXT MEETING DATE**

The next board meeting will be on November 27, 2017 at 6:00 p.m.

**ADJOURNMENT:** There being no further business the Board adjourned at 7:38 p.m.

**Recorded by Becky Stewart  
Community Manager PPS**