

**THE COURTYARDS & COTTAGES @ MIRAMONT ASSOCIATION  
GENERAL SESSION MINUTES  
SEPTEMBER 26, 2018**

**NOTICE OF MEETING**

The General Session meeting of the Board of Directors of The Courtyards & Cottages at Miramont Association was held on September 26, 2018 at 706 S College, Fort Collins CO.

**Directors Present**

President	Charlie Shilling	2021
Secretary	Fred Wallen	2019
Member at Large	Greg Jordan	2021

**Resignation**

The board accepted the resignation of Cynthia Hartman and Nick Myers. Nick Myers has sold his home and Cynthia will be able to have more time with her family. The board has appreciated the years of their volunteerism to the community.

**Also Present**

Becky Stewart, Community Manager

**Homeowner Present**

Barbara Roth, Tree Committee chairperson

**CALL TO ORDER**

Becky Stewart called the meeting to order at 6:05 P.M.

**TREE COMMITTEE**

Barbara Roth attended the meeting to provide the board proposals for tree spraying, raising of all Linden trees at the cottages, and to raise and clear houses at #38,37,35,11,31,13,30,29,27,14,25,23,46,44,43,4,5,42,41,40,7,39,38,8 and 2. The Board had previously approved to remove the ash across from #10 in the cottages, and to prune the tree at 22/23, and to spray all crabapples with fungicide in Spring. Another ash tree behind #12 was recommended to be removed.

The Board thanked Barbara for her report and would take her recommendations under advisement.

**TREES**

**Be it resolved, upon motion made and seconded the Board of Directors approved to raise and clear all trees as proposed at the cost of \$3,750, to remove the ash tree that is encroaching another tree across from #10 at the cost of \$980. The board did not find a reason to remove the ash tree at #12 at this time. The Board approved to trim a pear tree at the cost of \$210 upon verification of address. The Board approved to have the Crabapples sprayed in the Spring at a cost not to exceed \$450. The motion passed unanimously.**

The Board reviewed the proposal to spray all Linden trees at the cost of \$420 due to aphids.

**Be it resolved, upon motion made and seconded the Board of Directors approved to spray the trees contingent upon the tree**

**SECRETARY REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors approved the general session minutes of August 22, 2018. The motion passed unanimously.**

**TREASURER REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors approved the August 2018 financial statements. The motion passed unanimously. There is \$41,431 in checking account and \$155,895 in the savings account,**

**LEASING POLICY**

The leasing policy and leasing permit will be sent to all homeowners who rent their homes.

**SNOW POLICY**

The Board of Directors reviewed the snow policy adopted in 2014. There were no changes made to the policy. The policy will be posted at the community boards and emailed.

**PARKING ON RULE**

Recently there was a complaint about the numerous vehicles parked on Rule. The parking rules for Rule are that vehicles and any other items shall be parked either off of the streets (in the driveway or garage on a Lot) or in one of the Association's designated common parking areas. Vehicles other than Recreational Units referenced in Section 8 below may be parked in the Association designated common parking areas for up to three (3) days. (See Section 8 for Recreational Unit parking restrictions.) The exception being the Cottage Neighborhood where owners (renters) are exempt from having to seek permits for their personal vehicle if parked in the Cottage Common Parking Area. The Cottage owners who have no driveway by design each have access to an additional parking space in the Association Designated Common Parking Area thereby giving each owner the ability to have up to three (3) vehicle spots. Owners (renters) that have more than three (3) must yield to the other owners when the defined common area is full and park their excess vehicles along Rule Drive off of the private drive defined as 903 Rule Drive.

Management sent the parking rules to the owners in their billing statement and posted in the community board. Management was requested to post them at the residents doors to make sure the tenants receive a copy.

**PRELIMINARY BUDGET**

Management provided a preliminary budget. The budget was tabled for further review at the October 24, 2018 board meeting.

**RESERVE STUDY**

The Board reviewed the reserve study. Charles and Greg will meet with A1 Asphalt for bids to patch and crack seal on Rule Drive and Boardwalk .

**NEXT MEETING DATE**

The next board meeting will be on October 24, 2018 and November 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 7:45 p.m.

**Recorded by Becky Stewart Community Manager PPS**